

From: Mark Salvor
Sent: May-26-20 11:10 AM
To: Cyndi Bonneville
Subject: URGENT CONCERN Re. Proposed Zoning Change.

Good Morning,

I am writing to express concern regarding an application before Tay Township council to rezone the area of the Wye Heritage Marina to allow 74 proposed trailer sites at Tiffin Basin where the Wye River enters Severn Sound. Although not a resident of Tay Township, but as a resident of Simcoe County I wish to express my opposition to this change.

This area, a transit point for many migratory bird species and a popular fishing area due to the nutrient-rich Wye River, is not far from the Trumpeter Swan sanctuary of the Wye Marsh. It is already under pressure due to the significant development of the former brownfield sites on the Midland side of the river and basin. Further developmental encroachment of the Tay Township side of this river and basin will likely increase the negative ecological pressures on this area.

I have asked that several environmental organizations and bodies look into this matter on an urgent basis and that they request standing before the relevant governments such as yours, but also including the County of Simcoe, who are collectively responsible for the zoning in this area.

Sincerely,

Mark Salvor
Suite 807, Tiffin Pier
699 Aberdeen Boulevard
Midland, Ontario
L4R 5P2

From: Mary Renwick
Sent: May-26-20 5:36 PM
To: Cyndi Bonneville
Subject: Zoning By-Law 2000-57

To: The Council for the Corporation of the Township of Tay
Re: May 27, 2020, Public Meeting
For the consideration of Amendments of the Official Plan and Zoning By-law
2000-57

Please consider our vigorous objection to the proposed amendments to the Township of Tay's Official Plan and amendment to zoning By-law 2000-57, for the subject lands at 3282 Ogden's Beach Road (described as Part of Lots 18 and 19, Concession 3).

We object, specifically, to the addition of a new special policy area to the Official Plan, to amend the Zoning By-law to a Recreational Trailer Park Exception (RTP-*) Zone.

The proposed changes are significant because this land use change will negatively impact surrounding established communities and homes, some just a couple of 100 meters away.

While camping is a wonderful activity, we would be exposed to a massive increase in noise, activity and campfire smoke. This will be exacerbated by increased weekend activities.

Our second objection is the significant risk to the natural Wye River and Wye Marsh habitat and wetlands that exists there. This natural habitat is a breeding sanctuary for many waterfowl, such as mergansers, bufflehead, mallard, geese and the trumpeter swans.

Many species of song birds are abundant here as well, such as orioles, tree swallows, redwing blackbirds, thrashers, just to name a few. This natural habitat is a treasure to protect.

It has been shown that large, naturally connected corridors of green spaces provide the best mix and protection for birds, animals and plants.

Please consider the both the surrounding communities and homes and the natural habitat. We ask you to reject the proposed Official Plan and zoning by-law changes,

Yours truly,

50 Riverwalk PL

Mary Renwick

David Tippet

From: K Porter
Sent: May-26-20 10:12 AM
To: Cyndi Bonneville
Subject: Rezoning Wye Heritage Marina

Tay Township Clerk
Cyndi Bonneville

Dear Ms. Bonneville,

I would like to express my opposition to the proposed development by Maple Leaf Marinas at Wye Heritage Marina.

Communication

It is deeply disappointing that as an owner and taxpayer no notification of the May 27, 2020 meeting was provided to me unless, by chance, I checked the Tay Township website. Although the Tay Township western boundary is the Wye River, the closest neighbours impacted the most, live approximately 300 metres away in Midland. I can only assume that Tay Township considers the most impacted residents unimportant.

The Meeting

You have chosen to conduct the meeting electronically. As elected officials you cannot assume that everyone has the technological capability or chooses to view your meeting in this manner. Covid-19 has changed many things. If the Federal Government has decided it is in the best interest of Canadians not to hold all Parliamentary sessions electronically, surely Tay Township can defer this meeting until such time that all interested parties can attend in person.

Quality of Life

A seasonal trailer park and homes will have a huge impact on our permanent community. The relocation of the current pool closer to the water's edge will result in a significant noise increase. Cars and RVs will be arriving/departing at all times and the noise/pollution will forever change this serene part of Georgian Bay. What impact will these factors have on property values?

Environmental Impact

The Ontario Government knows water levels are increasing. Many municipalities are rethinking their 100 year flood plain demarcation boundaries. When was Tay's plan created and what impact/considerations are in place for a further rise in water levels/flooding on the proposed site? The proposed plan shows some of these lots are already within the setback.

Again, I strongly disagree with Maple Leaf Marinas' proposal and hope the Council votes no.

Sincerely,
K. Porter
401-699 Aberdeen Blvd

Sent from my iPad

From: peddieg@outlook.com
Sent: May-26-20 6:41 PM
To: Cyndi Bonneville
Subject: Proposed trailer park

To whom it may concern

I would like to put on record that I am extremely opposed to the proposed trailer park across from my accommodations. We have a marine atmosphere around our home and it definitely doesn't involve the trailer-park nor does a Mirena involve a trailer park. I can only for see a proposed trailer park plummeting our property values. If this proposed project is allowed to go through this can only be one of the worst ideas the town of Midland has ever approved.

Guy Peddie
405-699 Aberdeen Blvd.

--

Sent from Outlook Email App for Android

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

From: Nancy

Sent: May-25-20 7:13 PM

To: Cyndi Bonneville

Subject: Opposing Trailer Park Development

Hi,

I am the owner of 22 Riverwalk Place, Midland and I am opposing the trailer park development across the Bay. I can be reached at (phone number removed) should you need to reach me.

Thank you,

Nancy Li

Sent from my iPhone

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

From: Mary Jane MacMillan

Sent: May-26-20 4:51 PM

To: Cyndi Bonneville

Subject: Trailer sites -Wye Heritage Marina

John and I live at Tiffin Pier and have been here since the building opened.

We enjoy the ambiance and serenity of the beautiful view we see day after day. We pay extremely high taxes for water view only and living here is not cheap!

We are both highly opposed to this idea of rezoning this waterfront for 75 trailer sites.

The noise pollution and water pollution affecting the fish as well as upsetting the animals and birds and people will be devastating.

Mary Jane MacMillan

John Rudat

Tiffin Pier

404-699 Aberdeen Blvd.

Midland, On.

Sent from my iPhone

From: Linda King
Sent: May-25-20 8:24 PM
To: Cyndi Bonneville
Subject: Proposed rezoning for trailer park at Marina

As a neighbor at Tiffin Pier condos we are opposed to the rezoning . We feel the noise, environmental problems, and our waterfront view will be totally impacted. We have enjoyed the beautiful view of the marina up to this point but feel this venture will totally erase that. Waterfront property is very expensive to purchase as well as maintain the taxes and to have a trailer park built in front of us is unimaginable.

Larry and Linda King
Owners at Tiffin Pier Condos
905 - 699 Aberdeen Blvd.
Midland

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

From: judy how

Sent: May-26-20 1:04 PM

To: Cyndi Bonneville

Subject: Proposed Rezoning Wye Heritage Marine RV Resort

I oppose this rezoning proposal due to the following concerns

- environmental concerns
- noise level from proposed RV park
- potential adverse effect of property values

Judy How

403 - 699 Aberdeen Blvd

Midland, On

Sent from my iPad

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

From: june jenkinson

Sent: May-26-20 12:41 PM

To: Cyndi Bonneville

Cc:

Subject: proposed trailer park

I currently live at 699 Aberdeen Blvd., unit 907. I have concerns re this new development, because of the amount of extra people using this narrow waterway, and the disruption to waterfowl who are very abundant in this area, especially near the small beach. Extra noise is also of concern. Sincerely, June Jenkinson.

Sent from my iPad

May 24, 2020-05-24

To: The Council for the Corporation of the Township of Tay

Re: May 27, 2020, Public Meeting

For the consideration of Amendments of the Official Plan and Zoning By-law
2000-57

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Many species of song birds are abundant here as well, such as orioles, tree swallows, redwing blackbirds, thrashers, just to name a few. This natural habitat is a treasure to protect.

It has been shown that large, naturally connected corridors of green spaces provide the best mix and protection for birds, animals and plants.

Please consider the both the surrounding communities and homes and the natural habitat. We ask you to reject the proposed Official Plan and zoning by-law changes,

Yours truly,

Laurence and Anne Hurd

10 Riverwalk Place

Midland, ON, L4R 0B4,

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

From: Lynda Hookham

Sent: May-22-20 10:40 AM

To: Cyndi Bonneville

Subject: Trailer Park at Wye Heritage

I cannot imagine why anyone would think that putting a trailer park pretty well in the backyard of a residential area is a good idea? I can not think of one instance where this has been allowed to happen? There is already significant night time partying at the marina in the summer. Adding 74 trailers with at least 150 more people will make life miserable for those of us who live in the area. And, as the proposal suggests the trailers are for the use of those who have boats at the marina, we all know that the users will be summer weekenders and vacationers, not permanent residents. They would not much care about their neighbours.

The mouth of the Wye River is a wildlife bonanza. A trailer park will have a large negative impact.

Especially considering the number of pets those people will bring with them.

There are MANY geese, esp. in the spring and fall who make the mouth of the Wye a stopover/their home. All those people will want to swim somewhere. A swimming pool will not accommodate them all.

Is it safe for swimming there considering the goose poop? Those folks will not be out on their boats 16 hours a day. They will want to entertain themselves somehow..... partying, swimming, drinking.

A trailer park there will definitely have a negative impact on the value of the surrounding residential properties.

Please do not do this to us!

The Hookhams

8 Riverwalk Place

Midland Ontario

Sent from my iPad

From: margaret hill
Sent: May-26-20 3:43 PM
To: Cyndi Bonneville
Subject: Trailer Park at Wye Heritage Marina

Hello: My name is Margaret Hill and I live at Tiffin Pier, 699 aberdeen Blvd. Unit #407.

I do not have waterview from my condo, but I am concerned about the negative impact, putting a trailer park, only 310 metres across the water from us, on the value of my home. I hope Tay Twsp. will re-consider this proposal.

Thank you

Margaret Hill

From: Zita Gavin
Sent: May-27-20 7:38 AM
To: Cyndi Bonneville
Subject: re: Wye heritage Marine Trailer Park Rezoning Proposal

Good Morning MS Bonneville

I am very concerned as to the above noted project.

I purchased a Suite in Tiffin Pier for the peace and tranquility this complex offered after I lost my husband last summer so I could heal and face my new life.

If this project is allowed to go ahead it will take away all of the quiet since sound carries across the water and is volumized and the reasons I purchased this condo will be taken away from me.

This project will also devalue all of our properties.

Please do not allow this project to proceed.

Thank you

Zita Gavin , Suite 705, 699 Aberdeen Blvd Midland

From: Garry Dicks
Sent: May-26-20 1:01 PM
To: Cyndi Bonneville
Subject: Wye Heritage Trailer Park proposal
Importance: High

Good afternoon Ms. Bonneville:

It has come to my attention that the owners of Wye Heritage Marina have submitted an application to allow for the construction of a 74 site trailer park with a beach area, pool, picnic area and playground. My understanding is that the park will occupy the property at the west and south end of the marina property.

The reason for my email is to make Tay Township aware that this proposal is a very bad idea, for a number of reasons.

The first reason being, noise pollution. I reside at 699 Aberdeen Blvd in Midland Suite 306. From my balcony, I look out onto the marina property. It is not difficult to imagine the noise that would come from the site when on a hot summer day, families are enjoying the beach and pool area. People spend a great deal of money on properties and taxes associated therewith, to enjoy the peace and quiet of water front living. This proposal would certainly run counter to any expectation of peace and quiet.

Reason number two is the negative effect on property values. Water front condos and home in the area now run from \$400,000 to \$1,500,000. And there is a demand for these properties. I believe that the construction of a trailer park directly opposite these properties and well within eye sight and ear shot, will drag down the value of these properties. I don't think that anyone would want to spend a million dollars to sit out in their backyard or on their balcony and look at a trailer park.

Reason three deals with traffic. There are currently approx. 700 boat slips at Wye Heritage. This proposal calls for 74 sites with 2 parking spots per site and an additional 116 spots for visitors. Assuming one vehicle per boat slip, there could be as much as 964 cars coming and going all hours of the day and night.

Let me finish by saying, allowing the construction of this park, in an area largely occupied by seniors, who've worked hard all their lives to achieve peaceful waterfront living, would be a travesty.

Thank you for your time.

Garry Dicks
306 – 699 Aberdeen Blvd
Midland On.
L4R 5P2

From: Judi Duke
Sent: May-26-20 6:52 PM
To: Cyndi Bonneville
Subject: Re: Proposed Trailer Park Development At Wye Heritage Marina

To: The Council for the Corporation of the Township of Tay
Re: May 27, 2020, Public Meeting
For the consideration of Amendments of the Official Plan and Zoning By-law
2000-57

Please consider our vigorous objection to the proposed amendments to the Township of Tay's Official Plan and amendment to zoning By-law 2000-57, for the subject lands at [3282 Ogden's Beach Road](#) (described as Part of Lots 18 and 19, Concession 3).

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Our second objection is the significant risk to the natural Wye River and Wye Marsh habitat and wetlands that exists there. This natural habitat is a breeding sanctuary for many waterfowl, such as mergansers, bufflehead, mallard, geese and the trumpeter swans.

Many species of song birds are abundant here as well, such as orioles, tree swallows, redwing blackbirds, thrashers, just to name a few. This natural habitat is a treasure to protect.

It has been shown that large, naturally connected corridors of green spaces provide the best mix and protection for birds, animals and plants.

Please consider the both the surrounding communities and homes and the natural habitat. We ask you to reject the proposed Official Plan and zoning by-law changes,

Yours truly,

Sincerely,

Judi Duke
Barry Duke
34 Riverwalk Place
Midland

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

From: Ron St. Eve

Sent: May-26-20 3:10 PM

To: Cyndi Bonneville

Subject: Trailer Park.

Please be advised I would like to oppose the development at Wye Heritage Marina.

Although our condo does not look at the proposed development the building has a common garden accessible to all residents which will be greatly affected by noise and by the view. Our building generates a significant amount of revenue from taxes to Midland and Simcoe County.

Besides may environmental issues I feel this is a bad idea and will only benefit the development and is not in the best interest of the community.

Thanks for your consideration.

Donna St. Eve

1008-699 Aberdeen Blvd,

Midland, Ontario

L4R 5P2

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

From: Mary Sue Catania

Sent: May-24-20 10:25 PM

To: Steve Farquharson

Subject: proposal from Maple Leaf marina re the Wye Marina

I assume you are receiving this proposal at a meeting this week. We have had a boat at the Wye Marina for 30 years. We feel this 70 unit park would affect us negatively re: traffic, smoke from campfires, waste treatment, water supply and noise.

Mary Sue Catania

60 Maria St.

Penetanguishene L9M2H6

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

From: Cindy Butler

Sent: May-27-20 9:44 AM

To: Cyndi Bonneville

Subject: Wye Heritage Marina rezoning for Trailer Park

I would like to document my concerns with the proposed trailer park at the south west end of Wye Heritage Marina.

I don't know the number of boats and cars associated with the marina but when you look at the footprint of the property it is substantial. There is also Henry's restaurant with cars coming and going. A trailer park will generate more.

The area where the trailer park is planned is at the entrance to the Wye River. I believe this will impact the wildlife. Trumpeter swans, turtles, frogs and other water fowl will be affected by the increased number of people in that area and around the shore.

There is also the issue of noise. We often hear noise from the marina, sound carries over the water. A trailer park with people coming and going for every few days or weeks do not have the same investment in the community or the marina.

Campers have fires and there is green space on both sides of the river. The risk of Fires needs to be a consideration for this area.

Cindy Butler

699 Aberdeen Blvd, Unit 507

Midland, Ontario. L4R 5P2

From: Rick Beutler

Sent: May-26-20 10:39 PM

To: Cyndi Bonneville

Subject: Re: Proposed plan for: The Motor Home / Trailer Park Facility at WYE HERITAGE MARINA.

Dear Cyndi and to Whom it May Concern:

As a long term resident in Midland (and Tay Township and Simcoe County), and currently living on Aberdeen Boulevard, I am writing to express my strong objection to this proposal. Unfortunately this proposed plan will absolutely have a negative short-term and long-term impact on the health and well-being of all existing (and potential new) residents who have paid their dues (and taxes!) and worked hard to create a respectful and considerate community. We currently live in one of the most amazing places anywhere, and cannot take this for granted!

There are the obvious and immediate negative environmental impact of high density noise and waste management issues, as well as the inability to enforce any type of physical distancing while dealing with COVID-19 current and upcoming waves. Unfortunately COVID-19 will be with us for quite a while, and we need to make smart decisions for ourselves and our loved ones moving forward. Then there are the destructive and inappropriate part-time demographic that this type of high density development brings to a neighbourhood that is supposed to be rewarding and peaceful year round, and an area that is supposed to be a positive tourist attraction for it's natural beauty (Wye Marsh) and historical significance. The Tiffin waterfront area has had a long-earned victory to create a beautiful transition from an industrial area years ago to a significant residential community that contributes heftily to the Midland tax base, and that will quickly be eroded by a noisy, high density, development that encourages rowdy behaviour from part-time visitors who have no financial or long-term commitment to supporting our neighbourhood values and helping this community grow and prosper. Anyone who has spent any time on or near the water knows that sound travels easily over it. Imagine the impact of this new development with numerous children screaming in a swimming pool, dogs barking, music blasting, and vehicles coming and going at all hours to allow that group of part-time visitors to "let loose" at the expense of year-round residents for many kilometres around who would now have to deal with this noise on an hourly basis, and who are no longer unable to experience their right to peaceful enjoyment of their own home.

There are also potential revenue short falls for everyone concerned. Will existing (and potential future) Wye Heritage Marina customers really want to keep their boats in a development that has been over-exploited with noise, density, and pollution that interferes with their expectations of what a well-run Marina should offer? Meanwhile the two empty lots immediately south of Tiffin Pier condo including "Captains Cove" are currently vacant. This has been the case for some time. Developers considering working with these sites in the future will think twice about doing business on these lots when faced with constructing dwellings suited to fit in with the Riverwalk, Aberdeen and Taylor Drive Communities. Dwellings on these streets pay high taxes proportionate to market value, and some argue the taxes in this area are already

higher than alternative cottage countries like towns in Muskoka. This an important income stream for Midland which happens to be in Tay. Installation of such a facility across this narrow channel will absolutely negatively impact the values of current and future real estate, thereby directly affecting the tax inflow dollars and prosperity of Midland and Tay Township which everyone benefits from.

Thank you for registering my opposition to this proposal and for taking the time and interest in reading this. Let's not make the mistake of allowing a detrimental, part-time, smaller new development to interfere with the health and financial well-being of our much larger community that has taken numerous years to build.

Sincerely,
Rick Beutler
699 Aberdeen Boulevard, Unit 208,
Midland, Ontario
L4R 5P2

Rick Beutler



BAYFORT CAMP

P.O. Box 44
Midland, Ontario L4R 4K6
bayfortcamp@rogers.com
www.bayfortcamp.com
(705) 526-8704

May 19, 2020

RECEIVED MAY 22 2020

The Clerk
The Corporation of the Township of Tay
450 Park Street
P. O. Box 100
Victoria Harbour, Ontario
L0K 2A0

Gentlemen:

This letter is in regard to the Proposed Amendments to the Official Plan and Zoning By-Law 2000-57, as amended pursuant to Section 17 and 34 of the Planning Act, R.S.O. 1990, cP.13 as amended. Located at 3282 Ogden's Beach Road (described as Part of Lots 18 and 19, Concession 3.

I have reviewed the conceptual site plan and the proposed amendments to allow for the development of a trailer park and to construct buildings to be used as additional boat storage at Wye Heritage Marina.

It is my opinion that the addition of the trailer park and boat storage will have a positive impact on Bayfort Camp, The Township of Tay and the Midland Area, therefore, I support the proposed Amendments.

Yours truly,

Joseph E. Ogden
President
2055176 Ontario Inc.
o/a Bayfort Camp

Claude & Gail Marchildon

699 Aberdeen Blvd, Unit 207

Midland, ON L4P 5P8

Tay Township Clerk,
Attn Cyndi Bonneville

Hello,

Gail and I moved to our condo last Fall. We were very impressed with how quiet things are here. The view from our condo is spectacular. We watch the boats come in

and out all day. We'd hate to lose any of that. The rezoning proposal does just that. The evening quiet we enjoy would be interrupted by 74 new trailers. The area

in question use to be protected under "specifically protected wet land" (provincially) and is still home to many native species including water fowls, aquatic and plant life.

This past weekend was the first opening of Ontario marinas. The waterways were busy with kayakers, canoers and jet boats. Traffic will increase even more with 74 new properties. Please consider our request that this rezoning not take place. The marina is already the largest fresh water marina. The expansion would be an eyesore.

Respectfully,

Claude & Gail Marchildon

Tay Township - Notice of Public Meeting regarding Proposed Amendments to the Official Plan and Zoning By-law - May 27, 2020 (3282 Ogdens Beach Road)

Submission to the Public Meeting:

Submitted by:

**Trevor McAlpine
1707 – 75 King Street East
Mississauga, Ontario
L5A 4G5**

My back ground:

I'm a power boater for some 25 years and have my 36' cabin cruiser moored at Wye Heritage Marina for several years. I'm also a Class A motorhome owner and have been motor homing for 30 of the last 40 years. I'm an active member of a number of boating and motorhome associations including the Family Motor Coach Association. I've been a member of the Port Credit Yacht Club for more than 25 years. I was on the Board of Directors for 3 years and was the VC of Harbour and Grounds for 3 years at the Port Credit Yacht Club in Mississauga.

I have reviewed the Maple Leaf Marina's submission for the Proposed Amendments to the Official Plan and Zoning By-law.

Comments on the proposal:

The reports are well prepared and to the most part complete. However, there are a number of areas of the reports that I believe are incomplete or based on inappropriate assumptions.

A. Entry to the property and interior traffic flow to the proposed Trailer Park area:

1. The assumption that there will no significant change to volume of traffic accessing the facilities with the addition of the Trailer Park is incorrect. The Marina should expect that there will be significantly more visitors to the Trailer Park residents than there would be to the existing boating users.

2. The trailer park traffic flow, within the marina facility, will need to interact with the working marina yard traffic between the storage, maintenance and launch areas. This is also true for the access point to the new proposed boat storage area. These are conflicting traffic uses and will present challenges for access to the Trailer Park area by the users and Emergency Service. This is a safety issue.
3. The access point from Ogden Beach Road to the marina property has a number of problems. It is not uncommon for trucks with large boat trailers to block one lane of Ogden Beach Road as they wait to access the marina through the access control gate. This problem will only get worse with addition of large Class C and larger Class A motorhomes using this access point.
4. There is no turn or merge lanes at the Ogden Beach Road access point to the marina facilities. This is a safety issue that should be corrected regardless of the Recreational Trailer Park proposal.
5. Most owners of class A and C motorhomes will tow a vehicle behind their rigs. The combined length of these rigs can exceed 70' and weigh upwards of 55,000 lbs. There is no "RV Staging area" provision in the proposed conceptual Trailer Park plan. An RV Staging area is a reserved temporary parking area where a towed vehicle, trailer or boat trailer can be safely connected or disconnected from the motorhome. There should be at least one RV Staging area containing one or more temporary parking spots.
6. The street allowance road width for large Class C and larger Class A motorhome should be at least 25' wide where bi-directional traffic will exist. The plans provided are deficient in this area.

Recommendation: Address and / or correct the site plan and site access to resolve the above items. The applicant may want to consider a separate entrance for the Trailer Park and the southern side of the Marina facilities.

B. Non-harmonizing property use with Midland's neighbouring residential usage.

1. In my experience, it is unusual to see a proposal for a recreational trailer park in such close proximity to a new or existing residential subdivision. I would expect that this proposal may not be well received by the developers or neighbours on the other side of the Wye River or by the town of Midland.
2. I worked in Residential and Commercial Real Estate in Brant County for a number of years. In my opinion it is reasonable to assume, that there may be some impairment to some of the neighbouring property values if the Recreational Trailer Park is approved and built as proposed.

Recommendation: The applicant should work with the neighbours, if a conflict exists. The applicant should consider:

- Adjusted density of the trailer park proposal.
- Use a more natural park like setting and landscaping.
- Add sight line buffering using trees or berms.
- Homogeneous "park trailers" owned and maintained by the Trailer Park Operator.
- Strict restrictions on the property to prohibit year round use of the trailer park.

Respectfully submitted by, Trevor McAlpine

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

From: martin mckay

Sent: May-26-20 7:08 AM

To: Cyndi Bonneville

Subject: Trailer Park Proposal

With regards to your proposal for a Trailer Park at Wye Heritage Marina I am violently opposed.

-the first objection that comes to mind is noise,noise,noise. When I read the article about the proposal I could not believe this was even being considered.

- in the article it states "the development would provide a beach area,picnic area,pool,playground" Are you kidding me. In the living room of hundreds of homes on Riverwalk and Aberdeen you are proposing to put these facilities. All if these things promote screaming. I am not sure why but there is something about pools,playgrounds and beaches that promotes screaming.

-a trailer park does not belong in this location. It appears someone has gone to the trouble over the years of putting trees strategically along the waterfront to make the spit of land along the waterfront look like a park and now you are proposing to fill that space with RV's. There is something serene about looking out the living room window of the hundreds of residences on Riverwalk and Aberdeen looking over the Tiffin and Georgian Bays and even the marina And now you want to plop a "Trailer Park" in the middle of that view. Does not make sense

-part of the value of these hundreds of homes is the view. Typical value of these homes is \$500,000 to 2 million dollars. There is something comforting and safe about living in that type of community. Now you are talking about putting in 74 campsites for rent at what \$5000 per year and filling those sites with RVs.

-in addition to 74 campsites will be an average of 2 vehicles per campsite,where are these going to park? Now in addition to the noise of 200+ residents we will be looking at and getting the noise of 150 vehicles every day with their movement in and out at all hours because all these people will be basically on vacation.Plus an additional 116 parking spaces for visitors at 2 people per vehicle another 200+ people partying in the living room of 200+ permanent residents.

- what about pets. Are dogs going to be allowed in these RV sites. For some reason dogs seem to bark at movement,now you are proposing 200 people and vehicles moving around and dogs barking,should be great.

- I am surprised that building RV sites this close to the water is even being considered ie flood planes.

-what are the rules for these RVs ie how old are they allowed to be. In other words am I allowed to take my 1974 Winnebago with an exhaust leak and a blue tarp on the roof because it leaks and park it in the living room of the hundreds of residences on Riverwalk and Aberdeen.

Let's say you put in a rule they these RVs are not allowed to be more than 10 years old. What happens after 10 years. Are they removed?

- there are several trailer parks in the area,people should take a drive thru them and see what their living room views are going to look like if your proposal is passed.

This should not be allowed and I vow I will go door to door if I have too to make sure this proposal is not passed.

Martin Mckay

699 Aberdeen Blvd (Unit 607)

Midland

> -----Original Message-----
> From: karen marion
> Sent: May-23-20 11:01 AM
> To: Cyndi Bonneville
> Subject: Zoning

To whom this concerns.

We are opposed to the rezoning plan of 3282 Ogdens Beach Rd/Wye Heritage creating a 74 site trailer park with pool, beach area and playground. We live across from Marina and the noise level will be higher than it is now. It will be busy day and night in the summer months disrupting our quality of living . Our big concerns is natural inhabitant , birds, fisheries and the quality of the water on Georgian Bay . Taking away our natural beauty aesthetics jeopardizes the community's well being.

We have lived in the area our whole lives and what is being allowed on water front and surroundings makes us sad. Not good for the environment .

Sincerely

Karen & Tom Marion
605 - 699 Aberdeen Blvd
Midland, Ont.
L4R5P2

> Sent from my iPad

From: backmane@mts.net
Sent: May-26-20 3:30 PM
To: Cyndi Bonneville
Subject: Wye Heritage Marina rezoning for Trailer Park

Please register this email as a "very strong letter of concern and objection" for inclusion at the Public Hearing on the above topic Wednesday, May 27. The reason the new owners have to apply for these variances and rezoning becomes very clear upon detailed investigation that this intended use is totally contrary to the original master plan intention and specific zoning for this narrow strip of buffer land.

When I first heard about this proposal of adding some "rv camping spots" to be used in conjunction with the marina I was not initially overly concerned. However, as I read the info available more closely I see that this will not be for short term camping type use because buried deeper inside the proposal is reference to "motor homes and park models" and seasonal as opposed to short term use.... The mention of park models really set off the alarm bells for us!! We have experience with and have spent time in and adjacent to such park model communities that are very prevalent in snowbird destinations. They have their place but this is not one of them!!!!

The existing master plan intended this narrow strip of property to be an ECOLOGICAL BARRIER between the marina and surrounding permanent residential/other properties in addition to serving as the internal marina access roadway to the marine fueling station. This was the basis upon which an entire residential neighborhood was established and built up legally over 25 years on the opposite side of the narrow Wye river as it enters the bay. The proposed use is totally incompatible with that neighborhood designed to be complementary with the pristine waterfront and uncluttered shorelines with gorgeous views of the Wye and Tiffin Bay from both sides.

The application refers to motor homes and park models. Motor homes can come and go but we know that park models do not. They are "towed into place" on 4-6 wheels, then typically the wheels are removed and there they sit on blocks year after year in what is sadly often referred to as a "sardine can" community. Usually what follows is the haphazard construction of a wide array of makeshift mini additions often including storage facilities for not only boats/ water toys but often a collection of unsightly piles of unused

junk. What guarantees do the surrounding permanent residents have that this will not occur? None... and it is very likely to go that route since park models have no room for that kind of storage and the users will be absent for at least half the year.

I see no detailed explanation of what is not to be allowed in the proposal and this is very important. If the park models are basic aluminum siding and the flat patchwork sheet aluminum roofs they soon become more visually akin to a semi-trailer parking area than a residential subdivision or marina.

Other submissions have commented on the anticipated increased noise and possible late night parties which are very likely possibilities. These are all very real and valid concerns considering the close proximity of homes and the Tiffin Pier Tower condo with patios and balconies looking directly across the narrow waterway to Wye Heritage.

Please be extra vigilant when poring over the fine print and respect the obvious potential for very negative implications of the requested use change application and consider how it will negatively affect the surrounding pre-existing communities. People living in these directly adjacent communities, having invested heavily in their properties and for the quality of life, have a right to expect that municipal guardians will honor the commitment the original plans and zoning by-laws called for when they made those purchase decisions.

Thank you for being diligent and for soliciting the opinions of affected property owners. That constitutes the real value of such processes.

Earl & Candace Backman
699 Aberdeen Blvd, LPH2
Midland, On L4R 5P2

From: DEAN SMYTHE
Sent: May-26-20 8:03 AM
To: Cyndi Bonneville
Subject: Proposed trailer park development by Wye Heritage Marina

Good Afternoon,

I'm writing my concerns regarding a potential development right on the shores of Georgian Bay, next to the mouth of the Wye River.

The proposal is to have 74 trailer sites (most right on the shoreline), as well as increasing the beach area and adding a pool and playground, on Ogdens Beach Road at Wye Heritage Marina.

I'm concerned about the environment and wildlife that frequent that area. There are numerous birds, reptiles and wildlife right near where the development would be situated. Many of them that nest there not to mention the turtles that most likely lay there eggs there as well.

There has been an increase in Sea Doos heading further into the river which is a concern, as some of the trailer park residents may bring small crafts and other off road vehicles to launch in there as well.

The noise pollution alone will be a disturbance on this ecosystem (music, bonfires, firecrackers etc), As well as the human interference, and garbage.

This is one of our gems in Simcoe County and I hope the Council of Tay Township and other environmental partners are concerned enough about the negative impact on this development and what it will do to this environment and make a decision to NOT approve this application.

Respectfully,

Terri & Dean Smythe
680 Taylor Drive
Midland
L4R 0E2

Sent from my iPad

From: LES FORSTER
Sent: May-25-20 1:07 PM
To: Cyndi Bonneville;
Subject: Proposed Trailer Park Development by Wye Heritage Marina

Good Afternoon,

I'm writing to share my concerns regarding a potential development right on the shores of Georgian Bay, next to the mouth of the Wye River. This has not been yet approved by Tay Township, but the initial presentation is going in front of their Council on May 27th.

The proposal is to have 74 trailer sites (most right on the shoreline), as well as increasing the beach area and adding a pool and playground.

The impact on the environment and wildlife that frequent that area would be absolutely devastating. During a kayak just last week, I observed numerous birds, reptiles and wildlife right near where the development would be situated. Many Great Blue Heron feed in the reeds along the shoreline on both sides of the mouth of the river, and Red Winged Blackbirds make their nests there. (there's a nest right at the mouth of the river currently)

Many ducks, geese and the swans use the shoreline and beach area to rest and feed beside it. There are beavers, river otters, mink and other mammals who are at risk with increased human interference.

A number of types of fish use the river to spawn, as well as numerous turtles, including Painted turtles, Box turtles and Snapping turtles.

Noise pollution (music, bonfires, firecrackers etc), human interference, and garbage are just some of the ways this will impact the ecosystem. I have noticed an increase in Sea Doos heading further into the river at full speed, which is a concern as well, and some of the trailer park residents may be bringing easy to haul water vehicles like that with them. I have attached a map outlining the proposal by the Marina. I certainly hope the Council of Tay Township and other environmental partners are concerned enough about the negative impact this type of development could have in this environment and make a decision to not approve this application.

Respectfully,

Janice McMurdo
Les Forster

631 Aberdeen Boulevard
Midland, Ontario
L4R 5N9

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

From: Kelly Munroe

Sent: May-25-20 12:36 PM

To: Cyndi Bonneville

Subject: Proposed Amendment Ogdens Beach Road

Good day

I am a homeowner at 20 Riverwalk Place in Midland and my home backs on to the Bay overlooking Wye Heritage, now

Maple Leaf Marinas.

I am opposed to the plan for a number of reasons as I have indicated below

- will affect property values in the area

- considerable noise from an increase in water traffic (sea doos/smaller motor boats). The larger boats at the marina don't stay in our small part of the Bay but trailer residents will.

- we have an abundance of wildlife living in the area on both land and water which could be disturbed along with the plant life.

In summary, I am not happy with this.

Kelly Munroe

Sent from my iPhone

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

From: Pat Standeaven

Sent: May-26-20 1:50 PM

To: Cyndi Bonneville

Subject: Proposed trailer park

I live in Tiffin pier unit 505. 699 Aberdeen blvd Midland L 4R5P2. I am not in favor of Rezoning the next door marina to allow for a seasonal trailer park. This would significantly reduce the value of the neighborhood houses and condos plus create additional noise and problems. Please do not change this Rezoning. Patricia Standeaven. Unit 505 Tiffinpier1.

Sent from my iPad



Severn Sound Environmental Association

489 Finlayson St, PO Box 460, Port McNicoll ON L0K 1R0

Phone (705) 534-7283 | Fax (705) 534-7459

Email: mhudolin@severnsound.ca | achiandet@severnsound.ca

Website: www.severnsound.ca

May 22, 2020

Steven Farquharson, Director of Planning and Development
Township of Tay
450 Park Street
PO Box 100
Victoria Harbour ON L0K 2A0

Dear Mr. Farquharson,

RE: 3282 Ogdens Beach Road, Maple Leaf Marinas (Wye Heritage Marina), Township of Tay - 2020-OPA-01 & 2020-ZBA-02

In response to your request, the Severn Sound Environmental Association (SSEA) has reviewed the following documents from natural heritage, water quality and water levels perspectives:

- Conceptual Site Plan – 74 Sites, prepared by Innovative Planning Solutions (IPS) [February 28, 2020], received electronically on April 29, 2020
- Conceptual Site Plan - Typical Lot Layout, prepared by IPS [February 28, 2020], received electronically on April 29, 2020
- Tree Inventory, Analysis & Preservation Report, prepared by Landmark Environmental Group Ltd (LEGGroup) [February 2020], received electronically on April 30, 2020 (hereafter referred to as Tree Report)
- Arborist Plan drawings, prepared by LEGroup [January 2, 2020], received electronically on April 29, 2020
- Planning Justification Report, prepared by IPS [February 2020], received electronically on April 29, 2020
- Functional Servicing & Preliminary Stormwater Management Report, prepared by WMI & Associates Ltd. [February 2020], received in hard-copy on May 7, 2020
- Hydrogeological Study and Water Balance Analysis, prepared by Wilson Associates [February 4, 2020], received in hard-copy on May 7, 2020
- Geotechnical Investigation Report, prepared by Cambium Inc. [January 31, 2020], received electronically on April 29, 2020

The SSEA was also provided with a copy of the County of Simcoe's letter to the Township, dated April 17, 2020.

Maple Leaf Marinas is proposing Official Plan and Zoning By-law Amendments to permit a recreational trailer park and boat storage on portions of the existing Wye Heritage Marina lands.

Based on the reports reviewed, SSEA offers the following comments.

Natural Heritage

1. The SSEA understands that, since the submission of the documents by IPS to the Township, the proponent has agreed to undertake the additional studies requested by the County of Simcoe, including a scoped natural heritage evaluation/environmental impact assessment (EIA), natural hazard study, and archaeological assessment.
 - a. The Planning Justification Report (PJR) acknowledges that *“Abutting the site to the south are extensive woodlands and unevaluated wetlands”*. The unevaluated wetland may meet the provincial definition of coastal wetland; fish habitat is also present adjacent to the proposed development. The scoped natural heritage evaluation/scoped EIA should include identification of design elements or mitigation measures that will protect natural heritage features.
 - b. The PJR states that *“the proposed development will provide additional amenities for the marina such as beach areas, picnic areas, pools, playgrounds, walking trails and washroom/change room facilities”*. It should be noted that creation of artificial sand beaches at the shoreline or in the water is not typically permitted by Fisheries and Oceans Canada or the Ministry of Natural Resources and Forestry, due to impacts on fish habitat. Instead, best practices include creation of dry land sand beaches, located entirely above the high water mark, that have vegetated buffers to prevent runoff into the adjacent waterbody.
 - c. The Tree Report covered the western area of the site (the proposed trailer park), however, the summer boat trailer storage area/outdoor boat storage area was considered out of scope for that Report. As noted above in comment 1a, the scoped EIA should include recommendations for protection of the woodland in the vicinity of the boat storage area.
2. The SSEA agrees with many of the recommendations in the Tree Report, including the statement that *“All trees to be preserved are to be protected using tree preservation fencing installed in accordance with the tree preservation Detail, as shown on Drawing D-1 in Appendix B”*. The SSEA also agrees that *“trees to be retained will need to be maintained (ie pruned where required) and monitored on an ongoing basis by qualified personnel for continued good health and structural soundness”*, and that *“Tree preservation fencing is to be removed only after construction on the site is complete and equipment moved offsite”*.
 - a. Clarification is needed on the extent of protective fencing to be installed around trees to be retained. The Notes provided in the Arborist Plan drawing Details indicate that the fencing is to be erected 5 m outside of the outermost dripline, while the Tree Report indicates the fencing is to be installed at the dripline. The greater degree of tree protection (i.e., 5 m outside of the dripline) would provide more protection to the trees.
 - b. The timing of installment of proposed walkway and stormwater management features is unclear, and may influence the extent of tree protection fencing. For example, some trees (e.g., #2, 4, 5, 11, 12, etc.) are currently shown in the drawings as not having fencing out to the dripline on all sides, due to the presence of these future infrastructure features. Where possible and feasible, tree protection fencing should be extended the same distance on all sides of trees that are being retained.

- c. Additional native trees of several species could be planted, particularly along the shoreline, to replace those that will be removed in the short- or long-term (e.g., *“Willow trees to be retained with the rebar located within the trunk are expected to be a medium to long term structural hazard”*).
- d. The Tree Report notes that the Eastern White Pine and the tri-trunked Paper Birch *“are good candidates for relocation due to their health”*. Trees to be planted on site or relocated must receive adequate after-care and monitoring, to ensure their survival.
- e. In the Tree Preservation Notes that accompany the drawings, it is assumed that the reference to ‘Town of Collingwood’ in item #7 is a mistake and it should instead be ‘Township of Tay’.

Water Quality

- 3. The SSEA appreciates that the Severn Sound Urban Stormwater Management Strategy document was given consideration in the Functional Servicing & Preliminary Stormwater Management Report (FSR). It should also be noted that in order to meet a watershed-wide 20% reduction in Total Phosphorus (TP) (pg 88 Severn Sound Remedial Action Plan [SSRAP] [Stage 2 Report](#)), any new developments should implement best management and low impact development (LID) practices in order to avoid adding to the site specific pre-development TP load (i.e., no net gain in TP from pre-development conditions, pg 74 SSRAP Stage 2 Report).
- 4. Section 4.4 of the Geotechnical Investigation discusses dewatering activities, however, there was no indication of where potentially silt-laden water from the site would be pumped to. Dewatering activities should not add to the sediment load of the Wye River or Midland Bay beyond background conditions. SSEA monitors the Wye River at the dam at Ste Marie Among the Hurons and Midland Bay for a comprehensive suite of water quality parameters. These data can be used to describe background conditions of both the Wye River upstream of the site, and Midland Bay in the vicinity of the site.
- 5. The Water Balance Analysis indicated that 428 m² of LID treatment should be included in the site design in order to maintain overall site infiltration rates. SSEA was pleased to see that the amount of treatment area has been exceeded with a total of 1,618 m² dedicated to LID, and that an Enhanced Level of Protection (80% total suspended solids removal efficiency) through an integrated treatment train is being proposed. Vegetated bioswales and filter strips will promote on-site infiltration, in addition to the dry detention basins.
- 6. Section 6.1 of the FSR states that *“Based on the information provided in the LID guide, the median total suspended solids removal rates for enhanced grass swales...and grass filter strips are 76% and 80% respectively.”* Section 6.2 states that *“Based on the information provided in the LID guide, the median total suspended solids removal rates for enhanced grass swales...and grass filter strips are 55% and 65% respectively.”* Clarification is required as to the correct TSS removal rate for grass swales and filter strips, and subsequent overall removal efficiency for the site.
- 7. Nutrient uptake and sediment capture will be enhanced if the proposed dry detention basins are seeded with deep rooting native grasses and wetland plants such as cattails. Non-native, invasive species should not be used. With appropriate signage, the dry detention basins could provide an excellent opportunity for education on the

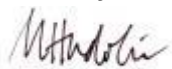
- use and importance of LID, and showcase the efforts being undertaken by Wye Heritage Marina to protect water quality.
8. The conceptual master plan provided by IPS shows proposed buildings (e.g., heated storage) that are not associated with the residential expansion, but are within the existing developed footprint. It is unclear whether the additional impervious area created by the proposed buildings has been accounted for in the FSR, or if it will be accommodated through additional stormwater treatment elsewhere on the existing property.
 9. The FSR states in section 3.0 that C.C. Tatham & Associates will be designing a new septic system for the site, which will replace Septic System A. SSEA staff are interested in reviewing the design for the new septic system from a nutrient removal perspective.

Water Table & Water Levels

10. Table 3 of the Geotechnical Investigation Report noted a high water table (0.49-1.2 m below ground surface), which is closely linked to water levels in Georgian Bay. A rise in lake levels may affect below-grade servicing infrastructure such as sanitary sewers and water lines. Appropriate measures should be put in place to ensure protection of below grade infrastructure.
11. The PJR indicates in section 3.0 that all buildings and structures in the proposed development will be set back 15 m from the 100 year flood level of 178 m above sea level (masl). The Natural Hazard Study requested by the County should address the validity of this setback, especially given the uncertainty of water level fluctuations, and increasing storm events causing large wave uprush potential. While there are no structures or buildings proposed within the 15 m setback, the conceptual site plan does show parking areas, a playground and portions of the pool, roadways, and individual lots within the setback. Additional measures may be required to protect these elements from damage during high water periods. It should be noted that at the Canadian Hydrographic Service gauge in Midland, which is maintained in partnership with SSEA, a maximum hourly water level of 177.8 masl was recorded in 2019, which could be surpassed in 2020. The hourly water level measurement does not account for wave uprush.

We would be pleased to discuss these comments with you in more detail at your convenience. Thank you for the opportunity to provide our input.

Sincerely,



Michelle Hudolin
Wetlands & Habitat Biologist



Aisha Chiandet
Water Scientist

CC: Peter Dance, Director of Public Works pdance@tay.ca
Julie Cayley, SSEA Executive Director jcayley@severnsound.ca

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

From: Ron St. Eve

Sent: May-26-20 3:00 PM

To: Cyndi Bonneville

Subject: RV Park Wye Heritage Marina.

I would like to express my concerns regarding the addition of a Trailer / RV Park at the Wye Heritage Marina. As a resident across the mouth of the river I am concerned about several issues that this will bring to the area.

Having moved from Wasaga Beach to Midland to partially get away from the noise generated from a Trailer Park about 1/2 half a mile away. With this proposed site approximately 350 meters with no barriers between I feel this may generate many noise complaints and increased calls for the OPP and this will negatively impact the value of our property. Noise generated that close will also cause the community west of the Wye river to incur increased costs to run air conditioning to avoid hearing the noise so often associated with weekend trailer parks. This will also impact the environment.

I am also concerned about the location so close to the Wye River. Up stream is a environmentally sensitive area and having temporary residents generally does little to help the local environment. We have seen several white swans and recently a bald eagle. I would hate to see these creatures impacted.

Having to look at the trailers so close to our property will definitely effect the value of all properties on the west side of the river. We currently pay high municipal taxes for a quiet water front view and this will have significant impact on the value of all properties.

In short I am opposed to this development. Please consider the impact to all concerned.

Ron St. Eve
501-699 Aberdeen Blvd,
Midland, Ontario
L4R 5P2

From: Eric Stewart
Sent: May-26-20 9:20 PM
To: Cyndi Bonneville
Subject: Wye Heritage Trailer Park Proposal

This proposal should be immediately filed in the closest trash container The very fact it is even on the agenda is an insult to all living in the Tiffin, Aberdeen, Riverwalk area The noise & Turmoil which would result from all the RVs with people who have no interest in the community would i am sure keep the police on constant patrol at WYE HERITAGE they may have to open an office there to control the many party goers

699 Aberdeen Blvd., Unit 904

From: Lana Stoddart
Sent: May-25-20 3:57 PM
To: Cyndi Bonneville
Subject: Proposed re-zoning of 3282 Ogdens Beach Rd.

Tay Township Clerk

I'm currently a resident at Tiffen Pier and prior to that, Horseshoe Resort. Our 60 year family cottage, is a short walk from a trailer park, at Orr Lake. My experience living in a similar neighbourhood as what's being proposed, I feel I can share some insight as to the negative effects, of such a project.

Environmental Impact: Land preparation to accommodate the number of sites and proposed amenities will undoubtedly have a negative effect on the wildlife and marine life, that have called this area home.

Altering the natural terrain could also cause run off that will seep into the bay and river system and will not be compatible with the current ecosystem.

Noise Impact: The patrons of a Campground, love to have fun. I don't begrudge that to anyone but the sound travels and especially on water. We bought specifically in Tiffen Pier for a tranquil living over Georgian Bay. With this proposal we will no longer will have peaceful living. It has been our experience that fulltime residences and transit crowds do not live in harmony and the outcome usually results in many noise complaints, when noise permeates both day and night. The best intensions to keep noise to a minimum has failed by either Property Management or Police, in our experience.

Security Needs: In both of my previous residences there was a constant need for paramedics and police officers. The requirement of their services was due to alcohol and drug abuse. Again the fun factor of attracting the weekend campers, alongside the boaters, condo owners and the million dollars housing community. Chaos will result if my experience repeats itself.

Thanking you in advance for forwarding this email in the proper direction, for review.

Regards,
Lana Stoddart
699 Aberdeen Blvd.
Midland, Ont

Joanne Gillies and Lana STODDART
Unit 506

Sent from Windows Mail

May 26, 2020

Questions to Tay Township Council and the Proponent of Applications
2020 ZBA 02 and 2020 OPA 01

- 1) The current Official Plan designation for this property is "Marine Commercial" which permits various marina related uses and, Section 4.2.3.2.3 states that "A dwelling may be permitted as an accessory use for a caretaker or owner of the marina." Why is Council considering an application that so drastically alters the intent of the Official Plan that was only draft approved in May 2018? What has changed in this short period of time that would make the development of a 74-unit trailer park a good planning decision?
- 2) In the early 1990's the water quality in Tiffin Basin was very poor due to agricultural runoff and leaking septic systems. Tay Township and the Town of Midland embarked on an ambitious program to construct new sewage treatment facilities and to extend sanitary sewers. This included urging existing home owners on septic systems to connect to the sanitary sewer system. The result was that by the early 2000's water quality had improved significantly. Why is Council now considering a development that will allow an additional 74 homes right on the water's edge serviced only with septic systems? Section 6.2.1.2 (e) of Tay's Official Plan states that "Private sewage treatment systems for developments proposing more than five lots of residences shall not be permitted."

Respectfully submitted by:

Yuri Huminilowycz
393 Aberdeen Blvd.
Midland, ON

From: brianratkinson
Sent: May-26-20 12:34 PM
To: Cyndi Bonneville
Subject: Objection ~ Re Motor Home Traylor Park (Wye Heritage Marina)

To Whom It May Concern:

Re: Proposed plan for: The Motor Home / Trailer Facility at WYE HERITAGE MARINA.

As a resident on Aberdeen Boulevard I am writing to express my objection to this proposal. Notwithstanding the issues that increased density provide ~ sound, light, waste management issues, my overarching objection has to do with potential tax revenue short falls. The two empty lots immediately south of Tiffin Pier condo are currently vacant. This has been the case for some time. Developers considering working with these sites in the future would potentially think twice about doing business on these lots when faced with constructing dwellings suited to fit in with the Riverwalk, Aberdeen and Taylor Drive Communities. Dwellings on these streets pay taxes commensurate to their open market value. Certainly an important income stream for Midland. Installation of such a facility across this narrow channel could seriously impact the values of current and future real estate 'stock', thereby directly affecting the tax inflow dollars.

I would appreciate your registering my opposition to this proposal and thank you for taking the time and interest in reading this and enabling the public to comment.

Sincerely,

Brian Atkinson

699 Aberdeen Boulevard, Suite 208,

Midland, Ontario

From: Michael J.W. Round
Sent: May-27-20 3:58 PM
To: Cyndi Bonneville
Subject: File# 2020-ZBA-02 / File# 2020-OPA-01 (OPA 41)

Attn: Acting Township Clerk

My wife and I have paid to keep our boat at Wye Heritage Marina for about 20 years. We also own a house at 565 Aberdeen Blvd, which is about 540 meters directly across Tiffin Basin from the proposed location of the new trailer park.

We wish to register our strong objection to the proposed amendments to the Official Plan and Zoning By-Law.

The primary justification put forward for the proposed amendment appears to be that a trailer park is a needed "accessory use" to the existing Marina. The suggestion appears to be that the trailer sites will be used primarily by existing Marina tenants and that they will not result in significantly increased traffic, increased noise, and increased use of what certainly appears to be an environmentally vulnerable shoreline. If that is indeed the intention then I find it quite odd that to my knowledge, there has been no information about this proposed development distributed to those of us who already occupy slips at the Marina.

It seems far more likely that these new trailer sites will primarily be occupied either by new "permanent" tenants, or by transients. In either case, there will be a significant increase in the use of what is now essentially a buffer area between a commercial marina and the greenspace which separates that Marina from other residential uses. It also appears likely that the trailer sites will be used by full-time seasonal residents, rather than weekend users as is primarily the case with those that keep boats in the Marina.

We are concerned that the proposed development risks causing excessive noise that will be easily heard by those who reside across Tiffin Bay, will eliminate the physical buffer that now exists between the marina and the residences across the bay, and has the potential to cause environmental issues in the area due to the inevitable significant increase in the number of people who will then be using the shoreline, rather than venturing out on the boats that they keep in the marina.

There is already a trailer park in the immediate area. There appears to be little need to make significant changes to the OP and zoning by-laws to permit another.

Michael and Sylvia Round

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From: Chris and Angie
Sent: May-27-20 3:15 PM
To: Cyndi Bonneville
Cc: Steve Farquharson
Subject: Fwd: *****IMPORTANT *****. Proposed re-zoning for Recreational trailer park at Wye Heritage Marina

Good afternoon Steve and Cindi

Please find the following concerns to be raised at the meeting this evening.

The concerns are from the following members of Tiffin area Homeowners.

Angie Howe and Chris Lewis
625 Aberdeen Blvd

Pat Lewis
449 Aberdeen Blvd

Jan McMurdo and Les Forster
625 Aberdeen Blvd

Suzanne Smith
18 Riverwalk Place

Rose & Rob Talucci
619 Aberdeen Blvd

Ludmilla Rakhinshteyn
661 Aberdeen Blvd

Paul & Sharon Foy
6 Riverwalk Place

Carolyn & Keith Moore

Susan & Michael Kuchar
655 Aberdeen

Yuri Huminilowycz
393 Aberdeen Blvd

Concerns:

What mechanism is in place to ensure that the applicant adheres to the proposed plan? How do we ensure that what is said and proposed actually happens and does not change once approved?

The Official Plan allowed these lands to be developed for use as a **marina**. It never designated them for use as a trailer park and the Official Plan should not be amended now on a site-specific basis to allow that to occur.

Notification of proposal - The Planning Act specifies personal notification only for those within 120 m of sub property - which was very few. They post signs and put in newspaper - Jan and I only learned of this issue from the Tiffin Homeowners email.

The proposal suggests 74 lots - what exactly is acceptable on those lots? The proposal suggests 54 seasonal cabins with no winter use - 17 boat house lots - 25 recreational vehicle lots - class A and class C motor homes. Does one have to have a boat at the marina to utilize lots? Is that a mandatory requirement? What is the Proposed terms of rental - lease? Long term? Week? Weekend? In my opinion this strongly impact the use of the park. What is considered a marina guest? If a member of public rents a seasonal cabin are they then considered a marina guest? How is the applicant held to those should this be approved?

The proposed recreational trailer park is often cited as “accessory to marina use”. Please define what “accessory use to marina” means. What does marina guest mean? What exactly does that mean? This claim need to be clarified.

Lack of consultation with those most directly impacted by the proposal. I am of the opinion that we as residents of this neighborhood should have been aware of this much earlier than we were.

Covid implications notwithstanding- is a Zoom meeting the proper format to discuss such a proposal with direct implications for so many? There are many people who are not comfortable with technology - in forwarding comments or joining a zoom meeting.

Environment - what is the impact on the shoreline, on the extensive woodlands, water levels, breeding grounds, Erosion of shoreline, vegetation and wildlife- just to name a few. There are climate and environmental impacts that must be considered - have these been considered? The preservation of the wet lands and forest habitat must be a key consideration. I understand that an environmental study does not have to be done - according to direction of council - this Study is imperative! Has it been demonstrated that there will not be a negative impact on the natural features or ecological and environmental functions? Will it endanger the habitat? Will development occur on the Areas Greenland's?

Why did the township determine that an environmental study was not necessary? Would this not be a key report to the impact on the environment? Please explain.

The point that the park is to be built on is a naturalized buffer of land from the marina to the Bay and house and condo - what will be in place once built? Will the trees along the property remain?

Noise - tranquility of the neighborhood that we have bought into will be affected. Noise travels and it will affect Riverwalk - Aberdeen and Taylor. Playground - beach - pool - 75 units. Will the amplified

noise negatively impact our quality of life - our ability to continue to enjoy our homes and neighborhood? What are they doing to mitigate this issue? There will be a pool - playground and beach - again how is the noise factor going to be mitigated as to not negatively impact those in the area!

Sewage and Environmental impact - how is this key issue going to be mitigated? How will they expand the sewage and water services. How will that impact the environment?

Home value - how will the Recreational Trailor Park affect the value of our homes? This absolutely needs to be considered. I have spoken with 2 area real estate agents and they feel that such a development could have a negative impact on the home values in this neighborhood. We formally request a study and a report be completed on this issue.

Increased boat and jet ski traffic - obvious implications. How will this be mitigated?

Human interference - increased traffic on wye river affecting environment. How will this issue be mitigated.

Increased pollution from campfires and garbage - how will this be mitigated.

Thank you for your consideration

Angie Howe and Jan McMurdo

Sent from my iPad