

Item 7.1

To whom it may concern,

July 9th2018.

My Name is Mark Curtis and I live with my family at [REDACTED],
Richmond Hill ONT L4E-4Z2.

The reason for this letter is express opposition to any form of proposed hiking trail in the immediate rear of my property adjacent to The Crown Lands that are owned by her Majesty (Province of ONT) and are operated by the TRCA.

I purchased my residence in Jan.2006 from Aspen Ridge Homes understanding that I was buying a home that would be backing onto crown lands with No chance of future development as outlined in the 2006 MacLeods Landing subdivision agreement. The reason for this non-development was of course due to the highly enviromental sensitivity of the Oak Ridges Moraine corridor, not to mention the fact that the protection of Phillips Lake was the obvious High ranking priority. I also wanted to mention that I had to pay a Lot \$ premium for my home in order to achieve this Lot privacy. At the time, \$120,000 was the amount I paid to the builder.

I understand that the new owner of 16 MacLeods Estate Court has entered into an agreement with both the Town of Richmond Hill and the ONT Govt wrt stewardship program of the property known as Drynoch (Former Gray Estate). The idea to put in a trail would constitute further headaches and problems for this individual to overlook the property let alone police it all by himself. The design of this proposed trail does Not even allow the users to get a proper full view of the Historic property, not to mention the many other issues associated as I will list below. Here are some of the many important reasons to Not allow for the building of this trail...

1. Actual Statistical By-Law set back Data as provided by the Planning and Engineering Depts
2. Safety for the Current residences who back onto the Crown lands
3. Potential Trespassing violators to Phillips Lake
4. Litter and garbage

5. Environmental pressure to the existing species of plant and animals native to the local area
6. Accessibility only during Summer months hence not being able to use it during the winter since they will Not plow it
7. The path will Not have regular park hours meaning it will be open 24/7 creating limitless hours of disruption for those who live nearby.
8. Parking will become a major issue and negatively affect local roads and trail entrances
9. \$Cost (spend the money on Hospitals & infrastructure to be used year round.)
10. Grading and Low land areas pose a challenge to the so-called intended buffer zone to help create privacy for adjacent landowners.
11. Who will properly Police this trail, will they use Drones?
12. Adjacent Landowners property values will drop significantly.

I also understand that I am a spit in the ocean when it comes to my actual opinion in the matter as acknowledged with my many conversations with this issue as pertaining to the discussions I have had with Councillor Greg Beros, TRCA staff Corinna Thomassen-Darby and with Tracey Steele planner with the Town of Richmond Hill. Unfortunately I will Not be able to attend the July 20th meeting b/c I will be in Florida on a 1-week vacation returning July 22nd. I am self-employed and only take one week vacation a year. Hopefully the rest of those sitting on the panel can understand my reasons for opposition and vote against such a proposal because it would truly be a shame if this trail goes thru and we end with a similar scenario as what is currently the reality on Bond Lake. That is, Mass confusion and chaos with No clear level of authority to protect and police the area. Hopefully this decision can be deferred to a later date to ensure that this is the best option for all those involved. There are other solutions to connect to the existing trail system.

Thank-You, Mark Curtis

Attachment 1: Residents in support of the letter

MAGED FARAG

Stephen BLACK

Mohsen Arjmand

Qiang Ma

Olga Parkhomenko

Vince Chu

FOROUZAN BAZVAK

Attachment 2

2.3.7 OFFSET FROM PROPERTY LINE

Where possible, provide spatial separation between trails and rear and side lot lines of adjacent private property. As a general rule, trails should be kept as far away from private property boundaries as possible, recognizing that there are other factors to be considered.

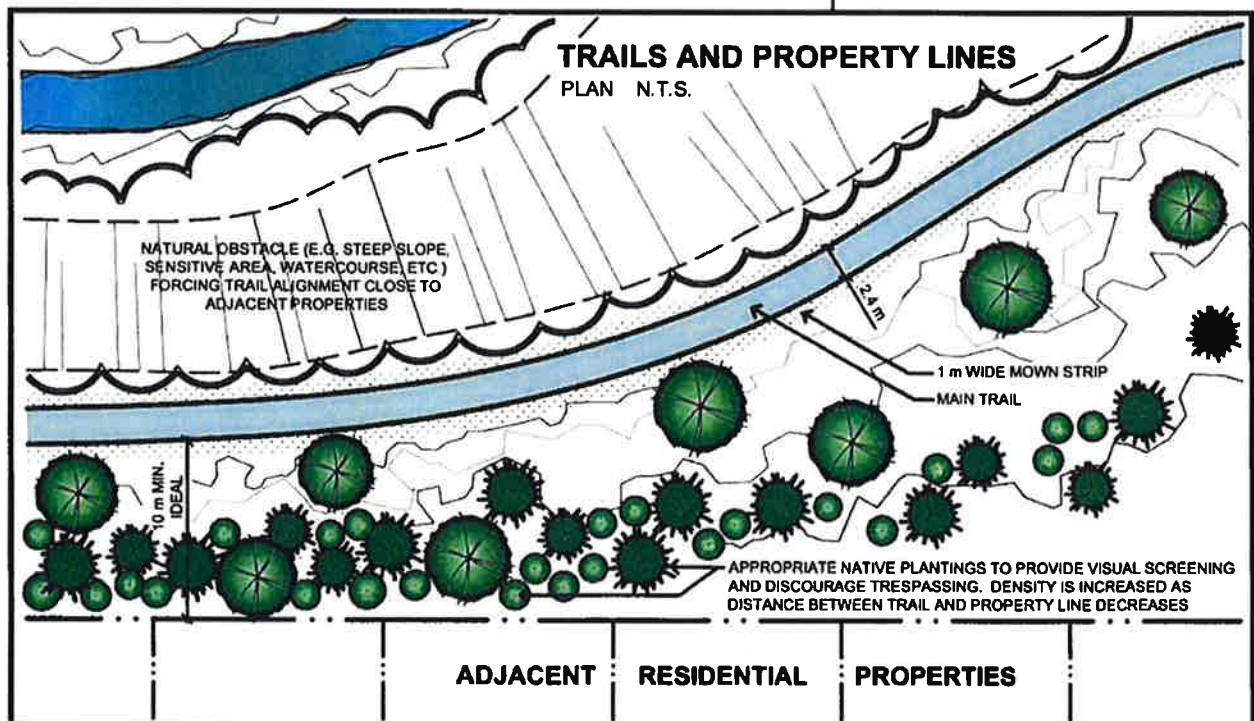
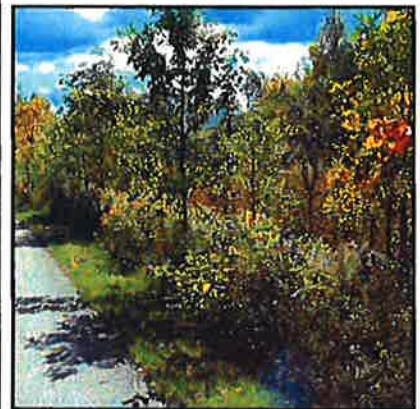
- Minimum clearance of 10 m where feasible.
- Where trails are closer than 10m to property lines include buffering measures (planting) to provide visual screen between trail and adjacent property owners and to buffer environmental areas from residential, commercial and industrial uses.
- Topography (natural grade separation) may also be utilized to provide appropriate buffering.
- Be aware that residents generally
 - want to maintain views of adjacent natural areas;
 - prefer their view uninterrupted by the trail;
 - do not want their property visible or accessible to trail users.

See also Appendix A: "Typical Trail Planting Plans and Cross Sections" for valleylands with adjacent residential development. These drawings were prepared by the Town for the Bayview North Trail and have relevance in other instances.

Planting visually screens industrial lands for trail users.



Planting visually screens the trail for adjacent residential properties.



Detailed Design Section 2

Attachment 3



