

Pauline Gladstone
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416-938-8851

Thursday, October 04, 2018

Heather Kaufman,
Recreation Supervisor - Community Development
Town of Halton Hills
1 Halton Hills Drive,
Halton Hills, ON L7G 5G2

RE: Lucy Maud Montgomery Museum and Literary Arts Centre

Dear Ms. Kaufman,

Please find enclosed, a letter and its supporting documents for your consideration. The original document has been delivered to its intended recipient, the Mayor of Halton Hills, Rick Bonnette.

This letter speaks to the voice of 56 local citizens, directly impacted by a purposed development within the small Hamlet of Norval, Ontario and their urgent desire to be recognized and heard.

It is in our current experience that certain individuals have a tendency to falsely represent the opinions and desires of actual residents of the Village of Norval, those who are directly impacted by project proposals. In the pursuit of local, federal and provincial funding, for the implementation of projects within the Hamlet of Norval, Ontario, there is no individual or group with the authority to represent or speak on our behalf. The enclosed letter speaks to these concerns and many more.

Your careful and timely consideration of this letter is greatly appreciated. We look forward to your response.

Sincerely,



Pauline Gladstone

enclosures: Copy of June 14, 2018 letter to Rick Bonnette, Mayor of Halton Hills
Copy of Summary Statement
Copy of Petition Signatures

**Norval Petition of NON SUPPORT for
Lucy Maud Montgomery Museum and Literary Arts Centre
and Norval Park Developments**

Summary Statement and attachment from letter dated June 14, 2018

1. We do not support the development of the Lucy Maud Montgomery Museum and Literary Arts Centre located at 402 and 404 Draper Street, Norval, Ontario L0P 1K0, nor within the Hamlet Village of Norval.
2. We do not support any further development of or within Norval Park. Especially development purposed by the Norval Community Association.
3. We do not support the removal of or modification of the Norval Park baseball diamond to support or accommodate the building of a war memorial as currently purposed by the Norval Community Association.
4. We do not support expansion of the parking lot located on Mary Street beside the Norval Park or the further building of additional parking spaces within the baseball diamond field area.
5. We do not support any amendments or changes to existing By-Laws, Building Zoning or Codes that will facilitate the change in use of 402 Draper Street and/or 404 Draper Street, Norval, Ontario L0P 1K0 from the current and existing zoning as RESIDENTIAL.
6. The Norval Community Association does not represent the Norval Residents directly effected by the projects currently purposed and outlined in the attached letter.

This letter is a summary of the items of concern outlined in the attached letter. For a more comprehensive outline of our issues, please see the attached letter dated Thursday, June 14, 2018 addressed to Rick Bonnette, Mayor of Halton Hills.

This statement letter is an attachment summary that forms part of the letter to Rick Bonnette dated Thursday, June 14, 2018, along with the petition signature sheets from local residents and individuals.

From: Pauline Gladstone & Local Residents of Norval, Ontario
475 Guelph Street,
Norval, Ontario L0P 1K0

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To: Town of Halton Hills
Mayor Rick Bonnette
Halton Hills Drive
Halton Hills, Ontario
L7G 5G2

Thursday, June 14, 2018

RE: LUCY MAUD MONTGOMERY MUSEUM AND LITERARY ARTS CENTRE NORVAL

Dear Mayor Bonnette,

As a resident of Halton Hills, living within the Village of Norval, Ontario I have been made aware that the Town of Halton Hills is currently in discussions and negotiations with the parties who either claim ownership to or have an interest in 402 & 404 Draper Street, Norval, Ontario L0P 1K0, for the purpose of developing a museum and a literary arts culture centre on these sites. Additionally, it is understood that the Town of Halton Hills has also made a financial investment in this project and is now prejudiced to the outcome of the development of these sites. The Town of Halton Hills has committed \$90,000 toward the completion of the Lucy Maud Montgomery Museum and Literary Arts Centre project as identified in the Town of Halton Hills Report dated January 2, 2017, R&P-2017-0004 RE: Norval Manse-Capital Replacement Reserve Funding File: R07 NO. Additionally, see reports: October 17, 2016 REPORT NO.: RP-2016-0003 RE: Norval Manse Update – Potential Community Partnership File: R07 NO; and BUDGET COMMITTEE MINUTES 2017 CAPITAL BUDGET AND 2018-2026 CAPITAL FORECAST NOVEMBER 16, 2016 Recommendation No. BU-2016-0004

Through publically published information, the development plans for the Lucy Maud Montgomery Museum and Literary Arts Centre are extensive. Although the Town of Halton Hills itself has not committed to anything in writing to the local residents of the Village of Norval, the developers have and continue to publically publish elaborate development plans implying the full support of the Town of Halton Hills, as a basis for fundraising. This development will have a significantly NEGATIVE impact on both the local community and its local residents. This project does NOT and will NOT service the needs of the local community within which it is purposed.

The Heritage Foundation of Halton Hills publically advertises the full support of the Town of Halton Hills in its pursuit to develop the two sites in question, on Draper Street, as the Lucy Maud Montgomery Museum and Literary Arts Centre. There are multiple websites available that publically declare this development project as a go, with the full support of the Town of Halton Hills. Its approval is proclaimed on multiple websites as support toward the raising of \$2,000,000 dollars for the completion of the Lucy Maud Montgomery Museum and Literary Arts Centre. As indicated on the Heritage Foundation of Halton Hills website by Kathy Gastle, "Purchasing and developing the Presbyterian Manse in Norval is also a goal of the Town of Halton Hills to honour one of Canada's most famous Canadians."

Lucy Maud Montgomery Home

Contact: Kathy Gastle

Email: kathy.gastle@gmail.com

Facebook: <https://www.facebook.com/LMMontgomeryHeritageSociety/>

According to the conditions outlined: "THAT a one-time payment of \$90,000 to the Horitage Foundation of Halton Hills - Lucy Maud Montgomery Society for the acquisition of the Norval Manse be approved subject to terms and conditions administered by staff including proof of ownership of the site upon acquisition and property remaining in ownership of the Heritage Foundation; AND FURTHER THAT \$90,000 in funding for the Norval Manse acquisition as outlined in Report R&P-2016-0003 be derived from the Capital Replacement Reserve upon transfer of funds as outlined in the December 31, 2016 Operating Budget Status report scheduled for early 2017; AND FURTHER THAT the Heritage Foundation of Halton Hills - Lucy Maud Montgomery Society complete a business plan that demonstrates the viability of a Museum and Literacy Centre."

The Norval Secondary Plan is specifically designed to protect the heritage and existing residential and cultural integrity of the Village of Norval. The Norval Secondary Plan specifically limits the development of 402 and 404 Draper St, Norval to ensure that any development taking place within the Norval Hamlet Area is done so to first specifically meet the needs of the community residents that actually live here. Existing Halton Hills By-Laws and Zoning also regulate, limit and restrict the purposed development of the Lucy Maud Montgomery Museum and Literary Arts Centre on the 402 and 404 Draper Street sites. If preservation is the goal, the Norval Presbyterian Manse and the cottage located on the adjacent property are and were always residential homes. These buildings and their settings are located in and currently function as residential homes/properties. Are current measures underway to alter, change or modify existing By-Laws and/or Zoning to accommodate any development whatsoever on these two sites affected by this purposed development of the Lucy Maud Montgomery Museum and Literary Arts Centre? Additionally, the local Norval community residents are being told that parking for this facility will be accommodated by using the adjacent Norval Presbyterian Church parking lot, and that the parking lot adjacent to the Norval Garden of the Senses once it is expanded. Do current planning, zoning and by-laws allow for the parking needs of a purposed development to be dependent upon utilizing parking spots that are already allocated to another developed site? If not, where will the parking for this site be located to accommodate potentially up to 1000 visitors a day between May and September?

Any non-residential development of 402 and 404 Draper Street, Norval would drastically diminish the dollar value of neighbouring properties. It would also have a significantly negative impact on the quality of life for the residents that live within the Norval Village Hamlet Community as a whole. This includes those closest to the sites in question.

The needs of the existing local Norval residents, directly impacted by the purposed development of the Lucy Maud Montgomery Museum and Literary Arts Centre, MUST take precedent over the potential financial and notoriety gains of the development owners seeking to develop the site in question. After all, at the end of the day, the residential properties of 402 and 404 Draper Street are located in an existing residential community, situated in a very unique setting, that is already negatively impacted by a number of significant environmental stressors. Environmental stressors that have no current or even future solution under consideration.

As pre-existing local residents, we purchased our homes based upon the established landscape, land uses, and the fundamental vision of a quiet Hamlet setting, as outlined in the Norval Secondary

Plan. The Village of Norval consists of a majority of residential homes, complemented by small local businesses that service the needs of the local community they are located within. The key focus and goal of the implementation of the Norval Secondary Plan is to preserve the Hamlet of Norval and its existing characteristics. That existing character is under direct threat by the purposed development of the Lucy Maud Montgomery Museum and Literary Arts Centre at 402 and 404 Draper Street, Norval.

Norval is a quiet, residential community that fights daily with excessive traffic and the resultant noise, environmental pollution, and garbage. There is NO CURRENT plan in place to deal with the immediate problem of excessive transport truck and vehicle traffic through the village of Norval. There are no other visitor amenities available within the village to service the increased needs of a significant influx of tourists. Let alone a smaller volume of visitors. Research indicates that those needs can and would be significant and costly to the towns and cities they are located within. The residential community of Norval would NOT benefit from the visiting fans of Lucy Maud Montgomery. What the local community would be burdened with would be the resultant negative impact of those visitors. Any financial gains would be directly had by the Lucy Maud Montgomery Museum and Literary Arts Centre and its principle owners or stakeholders. Who would pay for damage done to local property? Who would cover the expense of cleaning up neighbourhood trash left by visitors? Who would pay for repairing neighbouring lawns after long line ups of visitors waiting to enter the site? Who pays for the additional police required to manage traffic issues? Who pays to have additional police present in the village to manage crowds and vandalism? Local area green spaces would experience high volumes of visitors resulting in a negative impact on those green spaces. What are the long term effects of this type of development on the residential community of the Hamlet of Norval? These are just a few of the negative impacts experienced by this type of development, let alone when developed within a residential community, on a dead end street.

Confident that council would have done their due diligence, prior to committing \$90,000 to this project, where are the feasibility studies that prove the development of this property is of significant value to the local community residents, that live on Draper Street and within the adjacent neighbourhood area of the Village of Norval? Where are the impartial feasibility studies that examine both the negative and positive impacts of such an undertaking, as the one purposed for 402 and 404 Draper Street, on the local environment and green spaces? What consideration was given to the needs of the local Norval village residents before the Town of Halton Hills agreed to partner with this development by supporting this initiative with an investment of \$90,000? When were those directly effected by the development of 402 and 404 Draper Street consulted and invited to participate in these discussions and feasibility studies? At present, local residents, directly effected were not approached, prior to the commitment of the \$90,000 on January 2, 2017, R&P-2017-0004 RE: Norval Manse-Capital Replacement Reserve Funding File: R07 NO.

Subsequent to this financial commitment, over a year later, local residents have only been invited to one public workshop: Norval Park Community Workshop on March 22, 2018. The title of this workshop did not even indicate the discussion of the development of 402 and 404 Draper Street. Upon reading the title of this workshop, one would rightfully assume this was a workshop to discuss developments within the Norval Park. Once arriving at this meeting, the few local residents attending realized that this was indeed a focus group, a first step toward collecting opinions and having discussions on the development of the Lucy Maud Montgomery Museum and Literary Arts Centre, among other projects. The minutes of this meeting appear to indicate that the public is in support of this Lucy Maud Montgomery Museum and Literary Arts Centre project. This meeting did not reflect the opinions of the individuals who are directly affected, the majority of those individuals were not

present. These Focus Groups were prejudiced by the involvement of those who will directly profit by the Lucy Maud projects approval. Local Norval residents had attended due to concerns around Kathy Gastle's proclamations that the Norval Park baseball diamond is being removed and a War Memorial and parking lot were being installed to facilitate another project by the Norval Community Association, under her lead.

The Hamlet of Norval has already been developed to significantly contribute to the cultural needs and tourist attractions available within Halton Hills. Willow Park is located within the Village of Norval. Norval has the nighttime attraction found in Nashville North. The Norval Park has all but essentially been taken over by the Norval Community Association, led by Kathy Gastle as it's longtime President. The Lucy Maud Montgomery Garden of the Senses has had a major impact on the community of Norval. Along with the garden, a giant Gazebo is located in the Norval Park, (also under the care of the Norval Community Association) which is currently falling into a state of disrepair due to lack of maintenance. Kathy Gastle is also aligned with this new proposed Lucy Maud Montgomery Museum and Literary Arts Centre. She sits on a majority of the committees, clubs, or foundations associated with this project.

Once again, the voice of Kathy Gastle has taken precedent over those of the collective Norval residents directly effected by a significant development project she is directly involved in. As local residents of the Village of Norval, we are continually confronted with surprise projects, that have miraculously received support and/or approval from the Town of Halton Hills, without any prior notice or input into these projects or their development processes by the individuals most effected by them. Those being the local residents of the Village of Norval. Why is that, and how does this continue to happen?

Please be advised that The Norval Community Association is a NON-PROFIT, closed club, lead by Kathy Gastle, and does NOT represent the majority of the opinions of the local village residents of Norval as a whole. After repeated attempts, the Norval Community Association is unwilling or unable to provide meeting dates and prescheduled election dates for outside residents to attend meetings.

Historically, the Town of Halton Hills has been victim to receiving FALSE information verifying the support of local residents, in specific project purposed by these same individuals, in order to gain approval for such projects. Those include the significant development of the Lucy Maud Garden of the Senses, and the construction of the giant Gazebo located in the same Garden of the Senses. Both these projects involved ZERO consultation with the adjoining properties, prior to their approval or their commencement.

We have noted that the Town of Halton Hills has moved forward from these negative experiences and developed the Public Engagement Charter. What a great step forward to ensuring that those affected by purposed developments, and issues are kept informed, in a timely fashion. More importantly, that this type of charter ensures that both sides of every story have the same opportunity to be informed and heard by the Town of Halton Hills.

As a very small, village community, the Hamlet of Norval has already done its part to enhance life, culture, and tourism within Halton Hills. Once again, the local residents of Norval find themselves in a struggle to keep what little piece and quiet they have left. Every resident of Halton Hills should have the right to enjoy their property, free from the threat of unwanted development that will not enhance their quality of life. Norval residents should be free from development that just doesn't make sense

for the area it's proposed to be located within. Lucy Maud Montgomery lived in the Norval Manse as a home, not as a museum. The original purpose of 402 Draper Street, Norval, Ontario was as a Presbyterian Church Manse. A place where the local minister and his family would live in harmony within the community it served. Lucy Maud Montgomery's success is found in her books, not in the place she lived.

Why does living in Norval have to be so hard for the local residents? When will those who govern over us realize that as a small community, Norval has indeed given enough of itself. From a cultural and tourism standpoint, Norval has reached its maximum capacity. Norval is simply too small to accommodate the grandiose Lucy Maud Montgomery Museum and Literary Arts Centre. As local residents of Norval and as tax payers of Halton Hills and Halton Region, we should not be required to put our biggest financial assets, the personal enjoyment of our property and our future on the line so that a few might profit.

At the end of the day, those most interested in moving forward with the development of 402 and 404 Draper Street do not live in the Village of Norval or near the site. They have no vested interest in doing what is right for the local residents. The developers of this project will not experience any of the negative impact of this development. They are focussed on meeting the needs of the Unknown Traveller, the rights of the local citizens of Norval are being completely ignored and overlooked. As a local Norval resident, how does the Town of Halton Hills ensure that the process moving forward is unbiased and that decisions are not based upon the previously committed \$90,000, but rather based upon doing what is right and good for the local Norval residents?

As part of a community of residents directly affected by the development of, approval of, and locating of the Lucy Maud Montgomery Museum and Literary Arts Centre, within Norval at 402 and 404 Draper Street, Norval, Ontario L0P 1K0, I am and We are 100% opposed to this development project in its entirety.


Your acknowledgement, response and kind consideration of this letter is appreciated.


Sincerely,

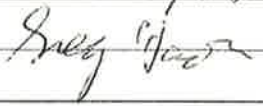
Pauline Gladstone
475 Guelph Street, Norval, ON L0P 1K0 Tel.: 416.938.8851


Additional 1 page Summary Statement
Additional 7 pages of attached lists of accompanying signatures to this letter.


cc'd Hon. Sylvia Jones, Minister of Tourism, Culture and Sport
Minister Pablo Rodriguez, Minister of Canadian Heritage and Multi Culturalism
Gary Carr, Chairman, Region of Halton
Warren Harris, Commissioner, Recreation and Parks, Town of Halton Hills
Heather Kaufman, Recreation Supervisor-Community Development, Town of Halton Hills,

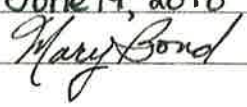
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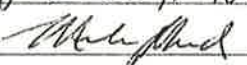
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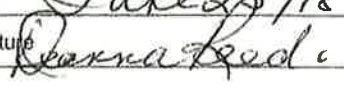
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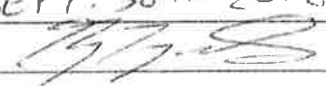
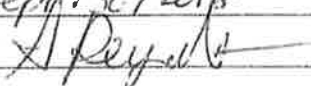
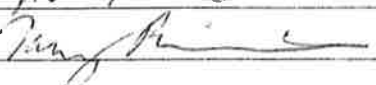
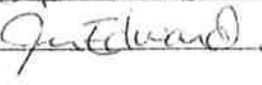
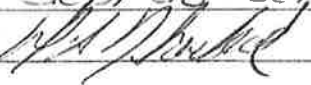

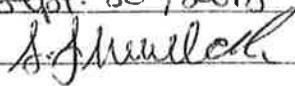
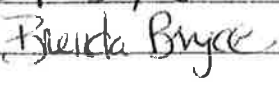
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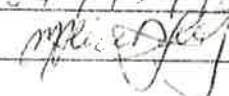

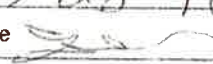

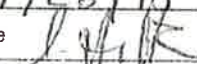
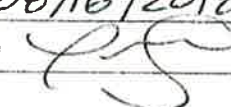
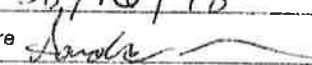
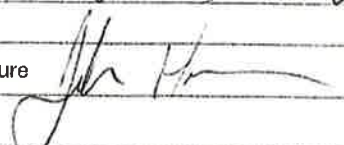
NAME	ANN EVANS	PHONE	(905) 302-3433
ADDRESS:	498 Guelph Street	DATE	Sept 24/2018
	Norval Ontario	Signature	
EMAIL:	acevans@capeco.ca		

NAME	Sherry Audette	PHONE	(416) 580-9568
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NAME	BRETT REYNOLDS	PHONE	(905) 299-7439
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EMAIL:	brettrey80@hotmail.com		
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	NORVAL, ONT.	Signature	
EMAIL:	reynoldsa@hdsb.ca		
NAME	Terry Banish	PHONE	(416) 709-3477
ADDRESS:	487 Guelph St.	DATE	Sept. 30/2018
	Norval, ONT.	Signature	
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NAME	Jennifer Edward	PHONE	(416) 347-6522
ADDRESS:	487 Guelph St.	DATE	Sept 30/18
	Norval, ON	Signature	
EMAIL:			
NAME	David Thurlbeck	PHONE	(905) 877-6537
ADDRESS:	494 Guelph St	DATE	Sept 30 - 2018
	Norval On.	Signature	
EMAIL:			
NAME	Bonnie Thurlbeck	PHONE	(905) 877-6537
ADDRESS:	494 Guelph St	DATE	Sept 30 - 2018
	NORVAL ONT	Signature	
EMAIL:			
NAME	Stacy Thurlbeck	PHONE	(905) 866-3929
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EMAIL:	sthurlbeck@hotmail.com		
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Lucy Maud Montgomery Museum and Literary Arts Centre Petition of NON SUPPORT

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NAME	Marie Defay	PHONE	(647) 687-8229
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NAME	Richardson	PHONE	(611) 810-9400
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EMAIL:		Signature	
NAME	Korele Long	PHONE	(416) 832 0946
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EMAIL:		Signature	
NAME	Chrystal Johnson	PHONE	(416) 708-3457
ADDRESS:	2-28 Adairson St Norval	DATE	7/28/18
EMAIL:		Signature	
NAME	Dawn Hills	PHONE	(647) 515-9631
ADDRESS:	3-28 Adairson St. Norval	DATE	7/28/18
EMAIL:		Signature	
NAME	TANYA SUPPA	PHONE	(647) 929-4101
ADDRESS:	9 GREEN ST	DATE	08/16/2018
EMAIL:		Signature	
NAME	Sandra Harrison	PHONE	(905) 873-2938
ADDRESS:	4 Green St.	DATE	08/16/18
EMAIL:	Sajoharr@a1gmail.com	Signature	
NAME	John Harrison	PHONE	(905) 873-2938
ADDRESS:	4 GREEN ST	DATE	
EMAIL:		Signature	

Disclaimer: Personal information collected on this petition will become part of a public record. This petition will be made public through the Town of Halton Hills (General Information Package or Report) which will be circulated to Members of Town of Halton Hills Council, and will be available on the Town of Halton Hills official website.

