

September 12, 2024

To: Mayor Matrosovs and Members of Council  
Committee of the Whole (COW)  
Town of the Blue Mountains

CC: Corrina Giles, Town Clerk,  
Shawn Everitt, Chief Administrative Officer,  
Adam Smith, Director of Planning and Development Services

From: Brian Nelson  
[REDACTED]  
[REDACTED]

Re: **Staff Report PDS.24.087 Deputation of Paul Mondell re: Preliminary Design Concept for Grey Road 19 Housing Development**

I am strongly opposed to the use of a Minister's Zoning Order (MZO) as recommended in the above referenced report.

This MZO would disregard key policies in our Official Plan. Many residents have worked very hard to participate constructively and in good faith in the current Official Plan Review. At a time when the OPR is entering its final stages, PDS.24.087 signals very clearly that our Official Plan can be overridden and effectively rendered meaningless to accommodate the wishes of a single developer.

The proposed Grey Road 19 Housing Development would be located in a designated Future Secondary Plan area. There are no specific policies to guide development, and no vision or comprehensive plan describing how this part of Town should evolve. Unprecedented expansions of public services and infrastructure will be required to serve the proposed development, with significant risks to environmentally sensitive lands, all while there are major gaps in essential community planning.

An MZO is not an appropriate planning tool in the proposed location or anywhere in our Town. Short-circuiting our established planning processes can be especially damaging in a small municipality like ours where a single large project can fundamentally alter the functionality of our infrastructure and services, the livability of our neighbourhoods and communities, and the long-term sustainability of our Town.

What we need in TBM is good planning, based upon basic planning principles and supported by genuine public engagement. What we don't need are arbitrary, poorly considered decisions with largely unknown and potentially very negative and costly long-term consequences.

My request of COW Members is to refuse the recommendations to consider, request or apply an MZO, as referenced in Staff Report PDS.24.087.