

## INNOVATIVE PLANNING SOLUTIONS

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June 3, 2022

Town of The Blue Mountains
32 Mill Street
PO Box 310
Thornbury, ON
NOH 2P0

Attention: Mayor Soever and Councillors

Re: Deputation – Eden Oak Camperdown Subdivision

Part of Lot 26, Concession 6 (former Township of Collingwood)

In the Town of the Blue Mountains, County of Grey

Good day Mayor Soever and Councillors. My name is Vanessa Simpson, from Innovative Planning Solutions, representing the applicant/developer for the Eden Oak Camperdown subdivision. This deputation is related to the condition (updated draft plan condition #51) proposed by the Committee of the Whole on May 31st, as it relates to affordable housing.

The subject lands, within the Old Lakeshore Road Neighbourhood area, are not an appropriate location for affordable housing. The Old Lakeshore Road Neighbourhood Plan, as adopted by Council, does not address affordable housing. Goals of the Neighbourhood Plan include preserving and enhancing the natural features and the rural character of the area, with low density developments, providing a maximum density of 10 units per hectare, with housing types predominantly made up of single detached dwellings. The lands are not conducive to providing affordable housing as there's limited services including public transit, schools, and commercial and retail uses within walking distance.

The subject application was deemed complete in October 2018. The County's new Official Plan, with updated policies related to affordable housing came into effect in June 2019. The applicant purchased these lands in 2021, after an extensive due diligence period and received confirmation that the affordable housing policies would not affect this project, as it was deemed complete back in 2018. We are aware of the affordable housing policies, within the Planning Act, PPS, and County Official Plan, and note that these policies do not apply.

The developer, along with their consultant team has worked with Staff for many years, and as noted in the Staff Report (PDS.22.056), Staff are satisfied and support the application. Throughout the Staff Report, Staff note that this application conforms with all applicable planning policy. The draft plan conditions have been prepared by Staff and do not have any conditions related to affordable housing.

It is our professional planning that the subject lands are not an appropriate location for the provision of affordable housing and that the related condition should not be approved. Respectfully submitted,

## **Innovative Planning Solutions**



Vanessa Simpson Senior Planner