

November 22<sup>nd</sup>, 2023

**RE: Staff Report Number FAF.23.180 – Events for Life Land Request**

Mayor and Council:

Please take into consideration our comments regarding the Staff Report mentioned above. We would like to declare that our comments or concerns are not directed to stop Events for Life (EFL) in achieving a new home or growth in their programming. In fact, we support and will continue to support EFL in many ways. I (Catherine) have worked in the field of disabilities for over 30 years in my career path. So, these comments are not to be taken negatively toward this wonderful program or its participants.

However.....

The lands on Peel Street North that have been selected for a new EFL facility and are being endorsed have great value, especially considering recent development along Timber Land (houses in the \$2.0 million dollar plus range) and the new semi-housing development on the ridge (in the 1.0 million dollar plus range) and overlooking the Town lands in question. So we can state very comfortably, that Town 4.0 acre lands based on their highest and best use would have a potential value in the \$3.0 to \$4.0 million dollar range. It doesn't make sense why you would allow an institutional facility to be built in a high-end residential community and cause a potential loss in value to residential properties in close proximity to this facility. In our opinion, there are more appropriate locations such as a portion of Moreau Park (move the ball diamonds to Tomahawk) or Tomahawk, where cheaper lands could be acquired and rezoned and the equivalent distance from Town as the Peel Street lands.

According to the Analysis, the Peel Street lands are considered appropriately zoned. This is incorrect as the lands are zoned (D) Development, which permits a single family house and appropriate accessory buildings. An institutional use that is being proposed is not permitted on these lands and the Town does not have the right to override the permitted uses on these lands by saying "we can do what ever we want with our lands". This type of attitude does not fly with the ratepayers during these times. If a rezoning is required, then a Public Information Centre (PIC) is required to determine the appropriate use of these lands. At the least, public notices must be circulated to residents within a required distance. **It's interesting that the report states under Public Engagement that "...as neither a Public Meeting nor a Public Information Centre are required" but under Consultation no planning advice has been requested or consulted. It appears that there may have been a lot of secret meetings prior to this report.**

There are a number of residents in the area that have expressed development or expansion of the Peel Street lands as a tennis facility or permit more recreational use. As members of the Cameron Shores Tennis Courts we were lead to believe that

