

PASCUZZO PLANNING INC.

March 11, 2024

Attn: Corrina Giles – Clerk
The Town of The Blue Mountains
32 Mill Street
Thornbury, ON.
N0H 2P0

RE: The Town of The Blue Mountains Proposed Development Charges Increase
Public Meeting March 12, 2024 – 9:30 am
Tyrolean Village Resorts 2021 Ltd.

Corrina:

Pascuzzo Planning Inc. acts for Tyroelan Village Resorts which owns numerous properties in the Town of The Blue Mountains including the Hillside Draft Plan of Subdivision and other development lands.

Now it appears that the Craigleith Development Charge is proposed to be increased from \$39,462 to \$62,358, which is a \$22,896 increase (a 58% increase in the existing charge).

It is also our understanding that the proposed DC bylaw will phase in the increase at 80% in the first year, with 5% increases until the 5th year. As an alternative Council should consider a gradual phase in of 20% per year.

Further, everyone is aware of the ongoing housing affordability crisis in the area and it is safe to say that the proposed DC increases, which will occur across the entire Town, will only exacerbate this significant problem.

Furthermore, additional time needs to be provided to review the list of items included in the DC Background study. We understand that GTDI has retained a consultant to review and comment. It is possible that this review will uncover unnecessary cost allocations. Council should delay the approval of the new DC bylaw until a peer review of the DC background Study has occurred.

Council should consider carefully what such a rapid and significant increase in Development Charges will have on the local economy.

Respectfully Submitted:

Pascuzzo Planning Inc.

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Attn: Corrina Giles – Clerk
The Town of The Blue Mountains
32 Mill Street
Thornbury, ON.
N0H 2P0

RE: The Town of The Blue Mountains Proposed Development Charges Increase
Public Meeting March 12, 2024 – 9:30 am
Terra Brook Homes – Part Lot 85, Registered Plan 529, Long Point Road

Corrina:

Pascuzzo Planning Inc. acts for Terra Brook Homes which owns the above noted property and obtained Draft Plan approval on December 20, 2022. Since that time my client has been working with Town staff to clear the conditions and obtain Final approval. However, town related infrastructure issues have caused delays in the ability to obtain final approval of their Draft Plan.

Now it appears that the Craigeith Development Charge is proposed to be increased from \$39,462 to \$62,358, which is a \$22,896 increase.

It is also our understanding that the proposed DC bylaw will phase in the increase at 80% in the first year, with 5% increases until the 5th year. As an alternative, Council should consider a gradual phase in of 20% per year.

Further, everyone is aware of the ongoing housing affordability crisis in the area and it is safe to say that the proposed DC increases, which will occur across the entire Town, will only exacerbate this significant problem.

Furthermore, additional time needs to be provided to review the list of items included in the DC Background study.

The proposed DC increase will directly impact the purchase price of units being constructed in the Long Point Road development. Council should be concerned about the negative impacts such a significant increase will have on the affordability of new homes in the Town.

Respectfully Submitted:

Pascuzzo Planning Inc.

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March 11, 2024

Attn: Corrina Giles – Clerk
The Town of The Blue Mountains
32 Mill Street
Thornbury, ON.
N0H 2P0

RE: The Town of The Blue Mountains Proposed Development Charges Increase
Public Meeting March 12, 2024 – 9:30 am
Tabera Ltd. – Alta Phase 2

Corrina:

Pascuzzo Planning Inc. acts for Tabera Ltd. the owners of the development known as Alta Phase 2 which obtained Draft Plan approval in December of 2022. Since that time my client has been working with Town staff to clear the conditions and obtain Final approval.

Now it appears that the Craigleith Development Charge is proposed to be increased from \$39,462 to \$62,358.

It is also our understanding that the proposed DC bylaw will phase in the increase at 80% in the first year, with 5% increases until the 5th year. As an alternative, Council should consider a gradual phase in of 20% per year.

Additional time needs to be provided to review the list of items included in the DC Background Study.

Please consider the potential impacts of increasing the development costs associated with housing in an area that is currently in an affordable housing crisis.

Respectfully Submitted:

Pascuzzo Planning Inc.

March 11, 2024

BY EMAIL

Corrina Giles, Town Clerk
The Town of The Blue Mountains
32 Mill Street,
Thornbury, ON N0H 2P0
Email: townclerk@thebluemountains.ca

Dear Ms. Giles,

RE: Georgian Bay Estates Limited – Town of The Blue Mountains Proposed Development Charge By-law Public Meeting Comments

Georgian Bay Estates Limited (“GBE”) has completed preliminary review of the Town’s proposed Draft Development Charge By-law (“the Draft By-law”) and the associated Development Charge Background Study prepared by Hemson Consulting (“the Background Study”). Notably, the Draft Development Charge By-law proposes substantial increases in applicable Development Charges (“DC”) across all Service Areas, including an approximately 120% increase over existing DC rates in the Camperdown Area. GBE has significant concerns regarding the impact of such increases in municipal DCs on existing development projects in the Camperdown area, as well as on future development projects for existing land holdings.

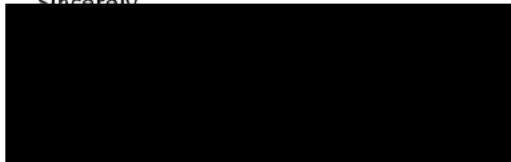
While a preliminary review of the Background Study has been completed since its release on February 2, 2024, there has not been sufficient time to conduct a thorough review to verify the validity of its methodologies, growth forecasts, or the impacts of the various public infrastructure and facility projects on the proposed DC rates.

Given the considerable impact that these proposed charges will have on the cost of development in the Town of The Blue Mountains, it is incumbent on the Town to ensure that stakeholders in the industry be appropriately engaged and consulted. This begins with being provided an appropriate opportunity and sufficient time to thoroughly review the Background Study and provide meaningful comments prior to the enactment of the Draft By-law.

The Town of The Blue Mountains Council is encouraged to consider extending the commenting period for the Draft By-law to allow for meaningful engagement with the development industry in order to gain an understanding of the full scope of the potential impacts for future growth that this change may have.

GBE respectfully reserve the right to provide additional comments on the Draft Development Charge By-law at such a time that their detailed review may be completed.

Sincerely,



Travis Sandberg

On behalf of Georgian Bay Estates Ltd.



March 11, 2024

BY EMAIL

Corrina Giles, Town Clerk
The Town of The Blue Mountains
32 Mill Street,
Thornbury, ON N0H 2P0
Email: townclerk@thebluemountains.ca

Dear Ms. Giles,

RE: Dunn Capital Corporation – Town of The Blue Mountains Proposed Development Charge By-law Public Meeting Comments

Dunn Capital Corporation (“DunnCap”) has completed preliminary review of the Town’s proposed Draft Development Charge By-law (“the Draft By-law”) and the associated Development Charge Background Study prepared by Hemson Consulting (“the Background Study”). Notably, the Draft Development Charge By-law proposes substantial increases in applicable Development Charges (“DC”) across all Service Areas, including an approximately 120% increase over existing DC rates in the Camperdown Area. DunnCap has significant concerns regarding the impact of such increases in municipal DCs on existing development projects in the Camperdown area, as well as on future development projects for existing land holdings.

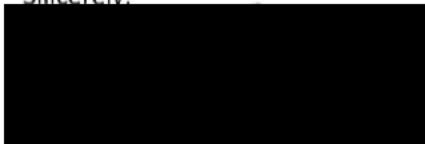
While a preliminary review of the Background Study has been completed since its release on February 2, 2024, there has not been sufficient time to conduct a thorough review to verify the validity of its methodologies, growth forecasts, or the impacts of the various public infrastructure and facility projects on the proposed DC rates.

Given the considerable impact that these proposed charges will have on the cost of development in the Town of The Blue Mountains, it is incumbent on the Town to ensure that stakeholders in the industry be appropriately engaged and consulted. This begins with being provided an appropriate opportunity and sufficient time to thoroughly review the Background Study and provide meaningful comments prior to the enactment of the Draft By-law.

The Town of The Blue Mountains Council is encouraged to consider extending the commenting period for the Draft By-law to allow for meaningful engagement with the development industry in order to gain an understanding of the full scope of the potential impacts for future growth that this change may have.

DunnCap respectfully reserves the right to provide additional comments on the Draft Development Charge By-law at such a time that our detailed review may be completed.

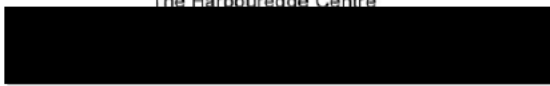
Sincerely,



Travis Sandberg

Manager – Land Development and Planning

Dunn Capital Corporation



March 12, 2024

To: The Town of Blue Mountain Council

Reference:

Opposition to Proposed Changes to the Development Charges (DCs) in the Town of Blue Mountain.

Dear Members of the Blue Mountains Council,

I hope this letter finds you well.

We are the owners of the property known as the Cidery Towns Project on Huron & Elgin Street. This is a planned residential condominium community consisting of 42 Townhomes in the heart of Thornbury ON.

We are writing to express our deep concern regarding the proposed increase in development charges within the Town of the Blue Mountains. These proposed changes by their staff and their consultant Hemson, would result in an increase of almost double the current DCs that have already been imposed on these units.

Since 2017, our company has been an active participant in the growth and prosperity of the Blue Mountains. We have dedicated ourselves wholeheartedly to contributing to the development of this beautiful town, and our efforts have been marked by enthusiasm and diligence.

Over the past few years, we have collaborated closely with the Blue Mountains staff to bring forth a townhome project. It has taken us nearly three years to secure the approval from the Town, a process that was prolonged partly due to changes within the town staff. Unfortunately, this delay resulted in us missing the opportunity to introduce our product to the market during its prime.

At present, we are in the process of preparing this site for underground services, with plans to bring our product to market in the coming months, despite the challenges posed by the current weakened state of the real estate sector. It is common knowledge that high interest rates, combined with prevailing uncertainty, have led many developers to pause their projects. However, we remain steadfast in our commitment to Blue Mountains.

Now more than ever, while we face a housing shortage that pleads the industry to build more homes at an affordable price; we are faced with higher borrowing costs, higher material and labour costs, higher land prices, environmental restrictions, and increased earth and servicing works. This may be the day when only large high density, towering condominiums will need to be built to absorb the high costs of trying to build in small communities.

In a time when we are facing increased costs, slimmer margins, and social affordability issues, now is not the time to impose such heavy-handed costs that will ultimately be passed down and paid by the consumers and public with higher prices. Infrastructure for our Towns and cities have been widely neglected and disregarded over the decades that lacked planning for growth and sustainability. Councils and staff ask the industry to pay huge development charges while also asking us to participate cost sharing in building, repairing to fix their infrastructure to get these developments built.

Despite the prevailing uncertainty and significant increases in material and labor costs, we are dedicated to offering our product at an affordable price, in line with the demands from both yourselves and the government for accessible housing options.

MANORWOOD HOMES INC.

Given the circumstances outlined above, we find it incongruous that, despite the pressing need for affordable housing, there is a proposal to double development charges. If this increase is approved, it is likely that our project will no longer be economically viable, resulting in substantial financial loss.

We vehemently oppose these recommendations and implore you to take our concerns into account as you deliberate on this matter. There are different approaches to fixing this age-old problem while preserving OLT appeal rights. Respectfully, we urge you to consider the implications of this proposed increase and to reconsider its necessity. We firmly oppose any such rise in development charges

Thank you for your attention to this matter.

Sincerely,



Carlos Lopez
President

