



April 4<sup>th</sup>, 2024

Town Council  
The Town of the Blue Mountains  
32 Mill Street  
Thornbury, ON N0H 2P0

Dear Mayor Matrosovs & Members of Council:

**RE: Trailshead Subdivision - 2024 Development Charges Background Study and By-law 2019-17  
OUR FILE Y537P**

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On behalf of our Client, Eden Oak (Trailshead) Developments Inc. ("Eden Oak"), please find enclosed comments regarding the 2024 Development Charges Background Study and By-law 2019-17 as they relate to our Client's Draft Plan Approved lands known as the Trailshead Subdivision (Town File No. 42T-2012-01). Please note that comments dated March 7, 2024, were previously submitted on behalf of Eden Oak for the Trailshead Subdivision.

The Trailshead Subdivision is located within the Craighleith Service Area, which is proposed to have a DC increase of \$34,316 (\$28,042 to \$62,358) or 122.3% for single detached and semi-detached dwellings, as well as a DC increase of \$33,354 (\$22,433 to \$55,967) or 149.5% increase for townhouse dwellings.

The proposed increases would lead to increased housing costs and thus, would limit housing affordability in the Town. Given the current housing crisis, the lack of housing affordability in the Town would effectively undermine the Province's goal of building more housing.

**Given the drastic increases, we request that the Town allow Eden Oak the ability to pre-pay DCs at the current rate.**

When a developer elects to proceed with a development it is impossible to predict sudden increases to Town fees of almost 123% and 150%, and this severely impacts the viability of current developments and also discourages others from investing in the Town in the future when Town fees are so unpredictable.

Lastly, we would like to acknowledge support toward the comments submitted by the Georgian Triangle Development Institutie (GTDI) regarding the 2024 Development Charges Background Study and By-law 2019-17.

Yours truly,

**MHBC**



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Partner



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Intermediate Planner