

R. Tipping

Thornbury, ON

March 3, 2021

Re: Zoning Maximum Height (Attainable Housing)

Dear Mayor and Councillors

In watching Council's meeting of Feb. 22/21, I am once again compelled to write with regard to Council's decision to open the OP. It is now apparent the old Foodland site will not support the proposed facility without making significant site specific amendments to the Town's OP.

I found it most troubling when a Councillor's recommendation to obtain a legal opinion to determine the legal implications of opening the OP was rejected. Although proposed amendments may be designated site specific, it does not necessarily reduce or limit the Town's exposure.

I have received varying opinions from planners as to what extent this action may jeopardize the Town's position in defending the OP against future challenges. Opinions range from minor to very significant. The issue appears to be quite contentious and this in itself suggests opening the OP for this purpose is imprudent especially given the current and future development pressures the Town is and will experience.

I realize I have been critical of this Council regarding the Attainable Housing initiative but I applaud Council's decision to purchase the 125 Peel St. property as a very shrewd decision. This property is strategically located at the entrance way to town and offers significant potential. Given the acreage and the location, I believe a comprehensive plan of the property will accommodate several facilities that will enhance and compliment our Town.

With respect to the Attainable Housing project, I suggest Council strenuously pursue the Peel St. site as a more viable and attractive alternative to the current Foodland site. The Peel St. site will accommodate a design that adheres to current zoning regulations, thus eliminating any justification to open the OP and will effectively quell public opposition regarding proximity to the sewage treatment plant. This site checks many more boxes than the old Foodland site. This site will maintain its value and will provide a future opportunity for the Town.

The Peel St. site presents a blank canvass and an opportunity to build a facility that could set a standard for other communities. This alternative provides an exceptional opportunity for this Council to demonstrate flexibility and leadership.

Respectfully

Rick Tipping