

From: [REDACTED]
To: [Niall Lobley](#); [Councillor Cathy Moore Coburn](#); [Deputy Mayor Grant Pringle](#); [Councillor Isaac Shouldice](#); [Councillor Rick Winters](#); [Councillor Ryan Thompson](#); [Mayor Sue Carleton](#); [Councillor Tobin Day](#)
Cc: [Planning](#)
Subject: Concerns about Lack of Township Involvement in Development Approval (Reference Z-07-23)
Date: November 3, 2023 1:14:39 PM

TO: Township of Georgian Bluffs Council, and The Acting CAO

I appreciate planning's prompt response to my previous email and for sharing the investors' answers regarding the Zoning Amendment Application (Reference Z-07-23). However, I must express my concerns about the current state of this project and the involvement of the township in the decision-making process.

While I have received responses from the investors, it is disconcerting that these answers have been provided by the investor and not by the township. Additionally, some of the responses are rather vague and do not provide any specific guidelines and rules surrounding this development. The investor is posing this project under the guise of affordable living, however they are in the business of building, selling and consulting on tiny homes. They make statements in their social media regarding the "Economic Diversification" of "compact dwellings as income-generating assets [...] by renting them out." They also highlight "why not enjoy the weekend at your tiny home?" Emphasizing the possibility that these homes can be used as cottages. They appear to be in the process of expanding this business throughout the provinces of Ontario and New Brunswick.

I wish to emphasize that my concerns extend beyond the questions I've raised in my previous emails. There are several other facets of this project that require careful consideration, including potential environmental impacts and the availability of more suitable land in the same vicinity. These are significant factors that can profoundly affect our community.

To provide a more comprehensive understanding of my concerns, I would appreciate the opportunity to speak with each member of the Township Council individually. This would allow me to further elaborate on the various issues I believe need addressing. If there is a preferred time for you to receive these calls, please let me know.

Furthermore, I have concerns about the lack of clarity regarding short-term rentals, which could have significant implications for our township's future.

I kindly request that the township takes a more active role in this potential development and provides specific guidelines and rules to ensure that our community's interests are protected. A transparent and informed decision-making process is crucial for our township's well-being.

I look forward to your insights and guidance on this matter.

Thank you for your attention and consideration.

Best regards,
Natasha

Begin forwarded message:

From: Michael Benner <mbenner@georgianbluffs.ca>

Subject: RE: Follow Up: Inquiry Regarding Zoning Amendment Application (Reference Z-07-23)

Date: October 31, 2023 at 4:03:53 PM EDT

To: Natasha McMillan [REDACTED], Planning <planning@georgianbluffs.ca>

Cc: Niall Lobley <nlobley@georgianbluffs.ca>, Councillor Cathy Moore Coburn <ccoburn@georgianbluffs.ca>, Deputy Mayor Grant Pringle <gpringle@georgianbluffs.ca>, Councillor Isaac Shouldice <ishouldice@georgianbluffs.ca>, Councillor Rick Winters <rwinters@georgianbluffs.ca>, Councillor Ryan Thompson <rthompson@georgianbluffs.ca>, Mayor Sue Carleton <scarleton@georgianbluffs.ca>, Councillor Tobin Day <tday@georgianbluffs.ca>

Hi Natasha,

Earlier I had provided your October 19th email to the applicants for an informed response. We have received their response to your questions as noted below in blue text. I have also provided a response to the appeal procedure questions in red text below.

Regards,

Michael

1. Can you provide Georgian Bluffs' specific definition of "cottage-style" residential development? *We plan to offer cottage style smaller homes ranging from 240 sf suitable for the single dweller, and 400 sf suitable for a couple. We plan for these homes to have a full kitchen, full bath, luxury vinyl flooring, mini split air source heat pumps, vinyl siding on the exterior with a porch. No basements. Homes will be permanently fastened to helical piles or a concrete slab.*
2. What is the square footage for each unit in this proposed development? *As above, we are planning to offer 240 sf and 400 sf. We can of course do larger units up to 1000 sf, provided it is still in the "attainable" financial range, and ground space will permit the larger unit(s).*
3. What is the expected occupancy capacity for each unit? *Stated above.*
4. How has the septic system been appropriately sized for this project? *We are waiting for another company to provide this information. It will be sized according to requirements of the OBC and what is logistically viable for the subject property.*
5. Will there be a designated number of parking spaces

allocated to each unit? Yes, for certain 1 per unit plus 2-3 visitor spaces is what we can presently fit. However, if we could partner with the municipality in regard to the right of way/unopened road allowances, this could be adjusted.

6. Are these units intended to be winterized, meaning they will be suitable for year-round occupancy? Yes year round occupancy according to OBC.

7. Are these units designated for sale, or will they be offered as rentals? We are planning for them to be rent to own or full ownership.

8. If sold, what are the regulations and restrictions concerning owners renting out their units? These units are for low to mid income people with minimal assets. Purchase to buy to rent and/or flip will not be allowed and this will be in the docs the purchaser will be required to sign. This development is to help address the present housing crisis.

9. Will these properties be utilized for short-term rentals? NO.

10. Do all residents of Georgian Bluffs have the right to appeal, or is this right limited to specific individuals or entities within the community? Any person you provides a written response to the Township regarding the application or who provides verbal comments at the Public Meeting may appeal the application.

11. What is the most straightforward procedure for those who wish to file an appeal? Appeals are administered through the Ontario Lands Tribunal and appeal forms can be found on their website:<https://olt.gov.on.ca/>

Be Well,
Darlene DeStefano, PhD, SHMS



From: Natasha McMillan [REDACTED]
Sent: October 31, 2023 1:14 PM
To: Planning <planning@georgianbluffs.ca>
Cc: Niall Loblely <nlobley@georgianbluffs.ca>; Councillor Cathy Moore Coburn <ccoburn@georgianbluffs.ca>; Deputy Mayor Grant Pringle <gpringle@georgianbluffs.ca>; Councillor Isaac Shouldice <ishouldice@georgianbluffs.ca>; Councillor Rick Winters <rwinters@georgianbluffs.ca>; Councillor Ryan Thompson <rthompson@georgianbluffs.ca>; Mayor Sue Carleton <scarleton@georgianbluffs.ca>; Councillor Tobin Day <tday@georgianbluffs.ca>
Subject: Fwd: Follow Up: Inquiry Regarding Zoning Amendment Application (Reference Z-07-23)

To: The Planning Department and Council of Georgian Bluffs

I hope this email finds you well. I wanted to bring your attention to the email I sent to the Township Planning Office on October 19th (included below), which contains a series of questions and concerns I have regarding the Zoning Amendment Application (Reference Z-07-23).

As of now, I have not received a response to my initial inquiry, and I believe it is crucial that we have answers to these questions before proceeding with the rezoning proposal. These questions only scratch the surface of the concerns, as there are additional issues such as environmental impact and the availability of more suitable land on the same street that also need consideration. Moreover, without a clear policy on short-term rentals, the approval of this rezoning could set a precedent for similar developments in the future, potentially turning our township into a hub for Airbnb properties, which may not be in the best interests of our community.

I understand that this is a long list of questions, but I firmly believe that addressing each of these inquiries is essential for making well-informed decisions that will shape our community's future.

Ideally, I would appreciate a response well before the November 10th deadline for submitting my comments on this matter. It's crucial that we address these concerns comprehensively to make informed decisions.

To address these concerns and ensure that all relevant parties are informed, I have CCed the Acting CAO and our Township Council Members on this email.

Your prompt attention to these questions and concerns is greatly appreciated. I believe that a transparent and informed decision-making process is essential for our community's well-being, and I look forward to receiving your insights.

Thank you for your time and assistance.

Best regards,

Natasha

Begin forwarded message:

From: Natasha McMillan [REDACTED]
Subject: Inquiry Regarding Zoning Amendment Application
(Reference Z-07-23)

Date: October 19, 2023 at 1:10:02 PM EDT

To: planning@georgianbluffs.ca

To: The Planning Department of Georgian Bluffs,

I hope this email finds you well. I am a resident of Georgian Bluffs and am writing to request further information regarding the Zoning Amendment Application, as referenced under Z-07-23. I have compiled a list of questions that I would appreciate your assistance in addressing:

1. Can you provide Georgian Bluffs' specific definition of "cottage-style" residential development?
2. What is the square footage for each unit in this proposed development?
3. What is the expected occupancy capacity for each unit?
4. How has the septic system been appropriately sized for this project?
5. Will there be a designated number of parking spaces allocated to each unit?
6. Are these units intended to be winterized, meaning they will be suitable for year-round occupancy?
7. Are these units designated for sale, or will they be offered as rentals?
8. If sold, what are the regulations and restrictions concerning owners renting out their units?
9. Will these properties be utilized for short-term rentals?
10. Do all residents of Georgian Bluffs have the right to appeal, or is this right limited to specific individuals or entities within the community?
11. What is the most straightforward procedure for those who wish to file an appeal?

Thank you in advance for your time and assistance. Your insights will greatly assist me in understanding this project and its implications.

Best regards,

Natasha

Please consider the environment before printing this email. Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.