

Dear Mayor Saunderson and Collingwood Council

Re: Interim Control By-Law

I received the Town Notice of Interim Control By-law (ICBL) last Wednesday. To say that I was surprised by this recommendation is a mild understatement.

I don't believe the Town has seriously considered the consequences or ramifications should you implement this ICBL. I understand that there is a capacity issue re the Water Treatment Plant and the Town wants to propose a study, review current land use policies, put a 'temporary freeze' and restrict development that does not have a building application submitted.

My understanding regarding the responsibilities of the Planning and Engineering Departments of the Municipality is to plan, review, monitor and authorize reasonable development of commercial and residential approvals for the Town. In addition, Planning and Engineering are supposed to forecast and plan for the future infrastructure to support commercial and residential development.

Planning and Engineering are to act as the Custodian for the prudent development of infrastructure. We also have a planning reports completed every five years for the Town. Are we now being told that over the past 5-10 years there have been no alarm bells in regard to the Water Treatment Plant and its future capacity?

Bottom line, we are told last Wednesday that there is an impending crisis with the Water Treatment Plant and the immediate reaction is to shut down development in the Town of Collingwood. And the Town plans a meeting after four days notice to consider passing this ICBL. I'm sure that your council has been discussing this issue during 'in camera' sessions and the Community could have been informed of this

challenge with more than a few days notice to the Public. I would suggest that in consideration of the recent enquiry and the need for transparency, the Town should have put this issue out to its constituents for a serious discussion.

In regard to the development of Balmoral Adult Lifestyle Community, there is one block that is going through it's site plan application and the other Medical block that will be submitting it's Site Plan over the next four months. I have read the Staff Report, which is a little confusing, but putting this ICBL in place could delay \$100M in expansion to a project that has taken 15 years to complete; a project that was already approved through the Site Plan Agreement with the Town, and water supply was approved under the allocation of commercial and residential units. The ICBL could bring irrefutable harm to the completion of this Balmoral Community.

The following are questions and comments I need the Town to consider before any vote on an ICBL for the Town of Collingwood.

1. **ICBL:** I have never heard of a Municipality thinking of putting such a draconian by-law in place that basically halts all development in the Town and area for one year or longer. What other municipalities have enacted a ICBL before, what was the process, and what were the ramifications. What can we learn from similar processes...of which I am not aware.
2. **Communication:** I have been in conversation with the last three Mayors and staff in regard to setting up a Committee of local developers and have open discussions with the Town in regard to future development. **The development industry is the largest economic engine for our area** and we, by in large, are totally ignored by the Town and thought of as 'an adversary'. We produce thousands of jobs and create tremendous value for the

Town of Collingwood.....to the tune of Millions of Dollars every year.

After several discussions with the previous CAO, he implemented a number of breakfasts with leaders of the Community to review the progress of the Town on various fronts, and receive input from the Development and business Community. This would have been a public forum for this topic to be reviewed and receive professional feedback.

3. **Trust:** How can you treat the largest economic driver in this area with such disrespect in regard to transparency and consider passing an ICBL with only a few days notice for input?
4. **The Future:** If this ICBL is passed, I can assure you that Developers will flee Collingwood in the immediate future and it will take 10 years for the Municipality to recover.....if we can. Developers will not trust the Municipality again and will work with other Municipalities that will respond to their needs. The Town will have a real challenge in the future to attract investors to our area.
5. **The economy of Collingwood:** If you decide to pass this ICBL, the Town will lose thousands of jobs due to the lack of development. The Town has set out a marketing plan to encourage people to our community, whether young or old....and you are telling everyone that the Town can take arbitrary actions, as it likes, to arrest development and business in the community. What message does the consideration of an ICBL send to the Community and Province?
6. **Province and the Hospital:** Will this ICBL have any effect on the Provincial perception and reality of our new hospital. Our MPP, Jim Wilson has worked tirelessly to get Provincial support for our

Hospital....have we asked Jim Wilson and his office if this ICBL will have any effect on our new hospital development. I don't want the Province to have any reason to 'reconsider' our hospital development, and this ICBL will offer the Province the opportunity to seriously look at the Town of Collingwood development potential.

7. **Real Estate Industry:** This ICBL could reek havoc in the Real Estate Industry. Think of all the projects that are planned, now delayed or cancelled with the ICBL. I'm sure the Real Estate industry in Collingwood will enjoy the cancellation and returning deposits to their consumers on delayed projects. Millions of dollars will be lost.
8. **Supply and Demand:** Whether some Councillors like it or not, Collingwood and Blue Mountain real estate is in demand. If the Town approves this ICBL, you will decrease planned supply, create unnecessary demand on existing commercial and residential product and prices will increase even more. We need to build more to keep abreast of the demand....it's so plain and simple. If you implement the ICBL it is not as simple as throwing a switch to stop development and then turn it back on. Any recovery after this ICBL approval will be slow and a challenge to the Town.
9. **Taxes:** In my opinion, if you enact this ICBL, and reset development, you will increase pricing of all homes in Collingwood. Increased prices mean a round of new appraisals for properties and everyone will be paying higher taxes. This will be a nice note to send to the residents of Collingwood.
10. **Attainable Housing:** The Town has assembled a Task Force to examine Attainable Housing. The GTDI has submitted a paper with recommendations for the Town to consider in regard to

Attainable Housing. This ICBL would put a stop to the advancement of Attainable Housing and developers would lose interest in working with the Town to provide this essential housing for our existing and future employees. The Staff report talks to 'affordable' housing possibly being exempted from the ICBL, but does not indicate 'attainable housing'.

11. **Water Treatment Contracts:** I understand that we supply water from our water treatment plant in Collingwood to the Town of Blue Mountains; Clearview; Alliston and New Tecumseth. Are these Municipalities included in a ICBL? Why would Collingwood pass an ICBL alone, when we own and control the Water Treatment plant and flow of water to these municipalities? Shouldn't all these Municipalities be included in an ICBL....we give them our water and Collingwood has to take the economic consequences of an ICBL. Where is the fairness in this supposition? To buy some time, can we 'downsize' or limit the amount of water we distribute to these other Municipalities? Why should Collingwood take the 'brunt' of economic deterioration from our own water supply to other areas?

12. **Ainley Environmental Report 2020:** Ainley projected that the Town would need \$65Million to complete the upgrade of the Water Treatment Plant. Monies would come from the Reserve Fund; increase charge for water to Collingwood Residents; Development Charges....which there would be no DC's received for up to a year if the Town introduced the ICBL, and monies would be contributed from the Municipalities using our water. I would have expected that the Town Planning and Engineering would have had ongoing discussions since this 2020 report from Ainley, and we have received the 'kneejerk' reaction from the Town by proposing an ICBL. There are many other alternatives that could be considered.

Interesting to note that Ainsley indicates that 'financial considerations and reduced water demands' have been the cause of the plant expansion delay. Demand in 2007 and 2009 were 92% capacity and in 2011 the demand was 93%. Other years from 2005 ranged from 68%. In 2019 the capacity was 82% and with the growth in the area, it would seem obvious that demand will increase.

Note in Ainley's report on Master Servicing, 2.1.1, one of the considerations of examining the water consumption was to Limit Growth. This was Ainley's recommendation....'proposing to limit growth would mean that the current infrastructure is sufficient to meet current water supply demands. **However, it was determined that limiting growth would have large implications as it would contravene the Places to Grow Act (2005) and would have compounding negative impacts'**.

Note that in the report on Plant Performance Capacity, AECOM indicated in 2019 that 'there are no new treatment processes that need to be added to the Water Treatment plant to improve the treated water quality to meet the proposed performance targets and the Town should focus on the capacity limitations.

13. **Financing:** We all understand that there is a significant cost to expand the capacity of the Water Treatment Plant in Collingwood. We can point fingers to dragging our feet or kicking the 'can down the road' for others to make the decision, but regardless, we are in a challenging situation to make the necessary improvements to the capacity of the plant. What are the financing alternatives and let's address how we can work together to get this necessary reconstruction completed.

First of all, accelerate the Plant capacity expansion. Borrowing money in today's environment is at the lowest interest rate the Town will ever encounter. Can we allocate any funding from the sale of Collus? How much can we charge the other Municipalities we send water.....their survival is tied to our decisions and they should have to contribute immediately to our water treatment expansion.

Mayor Saunderson, this ICBL is a bad idea from many directions. You will have substantial community input from many developers and planners throughout the Community that are astonished and confounded that the Town would consider this ICBL. Why can't we work together in this community to solve a problem like this proposal, instead of creating barriers to the future of our Town.

Yours sincerely,

Thomas Vincent,
President, Global Hospitality Inc.