

June 27, 2019

To: The Mayor and Members of Council
Town of the Blue Mountains

From: Brian Nelson
[REDACTED] Napier Street West, Thornbury ON N0H2P0

CC: Nathan Westendorp, Director, PDS
Shawn Postma, Senior Policy Planner

Re: Report PDS.19.75 Zoning By-law Amendment: Short Term Accommodation Uses

I am writing on behalf of the Napier-Victoria Residents Group, an informal organization of more than 50 residents of Blue Mountains that was formed in 2010 to provide residents' input into the design and approval process of the residential land lease development now known as Thornbury Meadows (located at the southeast corner of Napier Street and Victoria Street).

Since 2012 when the Site Plan and Zoning Bylaw Amendment was approved, our group has been active only to monitor that the Site Plan and Zoning requirements are being satisfied. In this regard, we would like to bring to Council's attention that the attachment to Report PDS.19.75 entitled "Permitted STA Properties" designates Thornbury Meadows as property where STAs are permitted. This is in direct contradiction to the Site Plan and Zoning Bylaw Amendment, which authorizes the construction of 86 land lease homes only (plus a private recreation building), with no mention of short-term accommodation or any other form of residential or commercial accommodation. All of this information is included in Report PL.12.76, dated June 6, 2012.

It is also important to note that several of the units around the perimeter of this development are single-detached. Allowing STAs would contradict the intent of the 2011 OMB decision.

Our hope is that this is the result of a technical error. Otherwise it would represent a serious breach of an agreement that was arrived at after a long and complex multi-stakeholder process. The subject of land leasing was examined carefully throughout the approval process and all residents have assumed since 2012 that Thornbury Meadows is a land lease community, NOT a site for short-term rentals.

Our request is that Council direct staff to remove the "STA as Permitted Use" designation from the Thornbury Meadows property in the attachment to PDS.19.75.