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To: Mayor Finch <gfinch@southhuron.ca>; Councillor Vaughan <mvaughan@southhuron.ca>;
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Subject: "growth study"

At the August 8 meeting which focused on affordable housing, Council approved CAO Best's recommendation "to incorporate a Growth Study and Community Improvement Plan in the 2023 budget." I don't know if that's one or two initiatives, but here I focus on the "growth study."

This municipality does NOT need to spend money and timespan on a "growth study." What Council needs is facts and numbers. Already paid municipal employees should be able to provide information in a week or two.

I suggest that Council request staff to provide:

1. a list of municipally owned properties with a description and valuation for each.
(All that probably entails is accessing the asset management file.)
2. a list of all the new housing starts, their descriptions and their status i.e. proposed, approved, under construction, etc.

(My FM Exeter Today website August 15 quoted Mayor Finch saying "currently South Huron has 7 housing developments approved or on the go." What are the specifics here? What 'affordable/attainable' criteria were built into those approvals? At the July 18 Council meeting Councillor Vaughn also referred to 7 current developments and "6

others under discussion...probably more that I'm not even aware of.")

Has Council been provided a cogent list describing the nature of all these units and an explanation of the affordability criteria built into approval of said developments?

I also suggest Council members review your own Official Plan

- 2.2 Vision and Principles
- 2.6 Basic Principles for Settlement Areas
- 2.7 Basic Principles for Lakeshore, Residential, and Recreation
- 7.0 Settlement Areas
- Page 52 – growth allocation charts

How does a nebulous "growth study" relate to all that stuff in the Official Plan?

And how can Council approve residential developments in the meantime?

And how is it that fundamental building regulations can be trivialized as "housekeeping" ?

Below is an exact quote from Marcus Ryan, Mayor of Zorra Township, when he spoke at your Committee of the Whole July 20 meeting as an invited guest:

When it comes to a developer buying one or multiple properties for redevelopment, approve in advance – like via secondary plans – what is the development that our community needs. Let's make sure that our Official Plan reflects that so that when developers come along you're not stuck playing catch-up to what the developer finds profitable but you have already identified what your community needs.

I transcribed Mayor Ryan's talk verbatim. I would be happy to forward that document to anyone. All of Council was at that meeting. Yet at the very next regular Council meeting (August 8) you approved Mr. Best's "housekeeping" amendment and his "policy review" recommendation without a gesture towards identifying "community needs."

These are Mr. Best's exact words: *Normally a housecleaning amendment we do administratively but we felt strongly at a staff level that due to the engagement of Council on this file, that Council should really have the ownership of moving forward and looking at this in a collaborative nature. That's why it's before you tonight. This is nothing new to do a housecleaning amendment – we have done housecleaning amendments in the past. This is the first time we've done something of more of a large scale nature so that's why it's before you this evening.*

Aside from Councillor Vaughn's 3 specific questions (about 6th storey fire access, parking, and STR) there was no discussion before Council approved the "concept" of the proposed amendment. This was to allow administration to "get the ball rolling." Mr. Best's agenda item 7.4.6 was twofold. After the amendment list was a "policy review" with timeline. An onlooker doesn't know if Council approved of the details (since there was no discussion) or just the "concept." Please clarify.

About that rolling ball: approving that amendment list – even in concept only – is premature because Council hasn't got the facts it needs. This is about all housing as well as the "affordable" kind.

(It's like shopping for a party when you don't know the venue or the number of attendees.)

You have to know what are your housing needs *are*. That starts with numbers. I've done a lot of research and offer you numbers in my attachment here.

Respectfully submitted by

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