

**From:** Marlan Siren [REDACTED]

**Sent:** Tuesday, December 12, 2023 12:01 PM

**To:** Mayor Finch <gfinch@southhuron.ca>; Councillor Vaughan <mvaughan@southhuron.ca>; Councillor Neeb <aneeb@southhuron.ca>; Deputy Mayor Dietrich <jdietrich@southhuron.ca>; Councillor Dietrich <mdietrich@southhuron.ca>; Wendy Haggitt <Haggitt@outlook.com>; Councillor Oke <toke@southhuron.ca>

**Cc:** Alex Wolfe <clerk@southhuron.ca>; rmsuya-collison@southhuron.ca

**Subject:** over-sizing Grand Bend trunk sewer

In a prepared statement read to Council on November 20, 2023, Councillor Neeb explained his decision to support the cost-sharing venture with Tridon because of the “nationwide housing crisis.” While Ontario prepares for an influx of immigrants mandated by the Federal government, those immigrants are headed for the GTHA and other urban areas whose mayors have been given special and grander powers, areas with social services, public transportation, employment opportunities, post-secondary institutions for learning and training, ethnic support systems, etc. These immigrants are NOT headed to a resort town on the fringe of Huron County.

“Affordable” housing is another matter as it affects people who already live here. The HCOP **7.3.2.4** c) states *“Primary Settlement Areas will be the preferred location for affordable housing due to the availability of services, employment opportunities, and recognized community need.”*

In Grand Bend.

- there is no Service Ontario or Service Canada
- there is no employment centre
- there is no community centre, no recreation centre, no arena
- the Medical Centre has a 3-year waiting list for s GP or NP
- the Walk-in clinic operates only on Saturday mornings until 11:30
- the “public library” is a room in the public school shared with the kids; there is no reading room; there are 2 computers
- the school belongs to Lambton County, not Huron County
- employment opportunities are mostly seasonal and pretty much limited to tourism/hospitality workplaces

Given Grand Bend’s 25 km distance from Exeter, new residents will also need affordable vehicles to access services and amenities provided only in Exeter.

Mr. Neeb stated, “Grand Bend is a highly desirable place to live, due to access to the lake and other services and amenities.” I would remind Mr.Neeb that Grand Bend is in the municipality of Lambton Shores and whatever services and amenities exist are bank-rolled by the taxpayers in that municipality. South Huron will pay nothing to maintain the beach, policing and by-law enforcement, and other services particular to beach resorts. There is something unseemly about that.

As for affordable housing, it is a demonstrable fact that Grand Bend homes are the most expensive in both counties.

Mr.Neeb states this sewer access is needed to “fulfill our communities’ expectations to create more housing in this area.” At no spot in the HCOP or the SHOP is it stated that the community expects more housing in this area. The documented “expectation” for this area addresses the need for a secondary plan.

As a matter of fact, of the 9 lower-tier municipalities of Huron County, only one embeds a secondary plan in its Official Plan. That is the Port Blake Planning Area in South Huron. There must have been a reason for that.

In Staff responses to Councillor Vaughn’s 10 questions, 4 times they defer answers pending the 2024 budget and the 2024 Official Plan review.

The HCOP projects an increase of 211 households in South Huron from 2021 to 2041. New figures, based on the 2016 Census and other sources, are being prepared by Wilson & Associates; results will be available early 2024. Until then, the need for residential development in South Huron, especially in the fringe location of Grand Bend, is conjecture.

Similarly, Mr. Giberson’s list of “potential” developments is just conjecture.

Tridon’s first Market Study (4<sup>th</sup> conclusion) states *“the Port Blake area has a significant amount of pent-up demand for housing given its geographical location. The market-based demand for housing in Port Blake cannot be identified through building permit data or growth projections, as the supply does not exist.”*

If there is a scientific way to gauge a “pent-up” market, a “study” would use those facts and figures, not offer mere speculation.

Mr. Neeb states “we must operate in a businesslike fashion.” It is not good business to base fiscal decisions on speculation. It is not good planning; it is not good governance.

Please think outside the Developer’s box to vote against this proposal.

Respectfully submitted by  
marlan siren (519) 238 8309