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October 4, 2020

By email

Mayor Peter Koetsier
Township of Georgian Bay

Dear Peter:

Re: Macey Bay Site Plan Approval and LPAT Appeal

As you know the Georgian Bay Association has been concerned about the proposed Macey Bay trailer park development for many years for a range of reasons that are all based on principles of environmental protection. GBA has weighed in on these issues on several fronts over a period of time. Our current concerns include:

- lack of scrutiny and analysis of the proposed sewage system by MECP and the Township;
- lack of a full peer review study of the latest proposed sewage system;
- the impact of this development on local species at risk and wetlands; and
- lack of opportunity for public input and comment on the latest site plan application.

We support Council's recent unanimous decision to reject the developer's application for approval of its latest site plan for the reasons stated by Council. We acknowledge that the decision to approve a plan for half the number of units applied for is sensible given the conditional approval for development in OMB decisions. Now that the developer is appealing Council's decision to LPAT, GBA believes it is critical that the Township's case be presented with as much strength as possible.

We understand that the Township may be represented by Jamie Robinson on this file because he has had carriage of the file to date. However, as you know Mr. Robinson has largely favoured this development during the long period of time that the Township has been considering it, and largely favoured approval of the recent application for site plan approval. How can he strongly and credibly present the case in favour of limiting the development to 90 units as decided by Council?

We believe it is important to ensure that Council's reasons for decision be fully brought forward and endorsed by an engineer or engineering firm that is fully qualified to comment on the proposed sewage system design and the complexities of a large residential development. For example, a company like Burnside would be in a position to address these issues.

We also suggest that it is essential that the Township's legal counsel on the appeal be best positioned to strongly and credibly represent the Township's case. Ideally the counsel selected would not have previously been supportive of the developer's application and would be experienced in acting for municipalities on appeals to LPAT / OMB on these types of large applications.

We urge you to take the steps needed to ensure that the Township is in a position to present the strongest possible case in support of Council's recent decisions on the application when the appeal before LPAT takes place.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Carson', with a large, loopy flourish on the left side.

John Carson
President

Copy to: Councillors, Township of Georgian Bay
Jessica Gunby, Chief Administrative Officer, Township of Georgian Bay
Karen Way, Clerk, Township of Georgian Bay