



December 2, 2021

Mayor Ann MacDiarmid
Township of Seguin
5 Humphrey Drive
Seguin, ON P2A 2W8

Dear Mayor MacDiarmid:

Re: Township of Seguin Proposed Application for Minister's Zoning Order

Thank you for your letter and request for comments on the proposed development within your municipality. I am writing on behalf of our Council, who reviewed your correspondence of November 4th, 2021 at our Committee/Council meeting held on December 1st, 2021.

The Municipality of McDougall recognizes the need for additional housing to accommodate a range and mix of options within the West Parry Sound area. However, we have concerns with the use of Section 47 of the Planning Act, seeking a Minister's Zoning Order for the subject lands, as it does not allow for public engagement and open communication and collaboration on this important regional issue.

Respectfully, prior to commenting on the proposal, the Municipality of McDougall feels that further engagement and collaboration with all regional partners and the public is needed. It is requested that the Township of Seguin provide a full assessment of the impact that the Ministers Zoning Order would have within the Municipality of McDougall and area municipalities.

In addition, the Municipality requests any and all additional information on the proposal, including all background information and studies once available (i.e., planning justification, environmental, servicing options, endangered species, traffic impact, impacts to the Town of Parry Sound including various cross boundary issues).

We look forward to receiving additional information for review.

Sincerely,

Dale Robinson, Mayor
Municipality of McDougall

cc. Mr. Scott Aitchison, MP
Jason Inwood, Seguin CAO
Mr. Norm Miller, MPP
West Parry Sound Municipalities

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21 Church Street
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www.whitestone.ca
E-mail: info@whitestone.ca

November 16, 2021

West Parry Sound Clerks

Dear Sir/Madame:

Re: Support for Seguin Township letter regarding Proposed Application for Minister's Zoning Order dated November 4, 2021

The following Resolution was passed by the Municipality of Whitestone Council meeting held on November 15, 2021:

Resolution No. 2021-389

Moved by: Councillor Joe McEwen

Seconded by: Councillor Beth Gorham-Matthews

WHEREAS The Municipality of Whitestone received correspondence from Seguin Township on November 4, 2021 advising the Township's intention to seek a Minister's Zoning Order (MZO) to establish the principle of residential development on lands in the northwest portion of the Township;

AND WHEREAS The Township of Seguin intends to encourage development of these lands, fulfilling a need in the West Parry Sound area for the provision of housing that is both diverse in unit type, and at a price point that is attainable;

AND WHEREAS a Minister's Zoning Order will expedite the re-zoning of lands suitable for development of attainable housing within the Township;

AND WHEREAS The Municipality of Whitestone acknowledges the current housing shortage in the West Parry Sound district and its resultant economic impacts, and believes that the timely establishment of new residential development land will assist in addressing this housing shortage and bring associated economic benefits to the West Parry Sound area;

NOW THEREFORE BE IT RESOLVED THAT the Municipality of Whitestone fully supports the Township of Seguin in establishing and encouraging residential housing development in the area.

Yours truly,

Mayor George Comrie

Cfisher

From: Norah Fountain <norah@muskokalakeschamber.ca>
Sent: Thursday, December 9, 2021 11:42 AM
To: cjeffery@seguin.ca
Cc: Ann MacDiarmid
Subject: Correspondence to Parry Sound Town Council: Requesting they reconsider position on Seguin housing development plans
Attachments: Seguin Housing Letter of Support Dec 9.docx
Importance: High

Dear Craig, please reply so I know you have received this email and attached letter. Further to our discussions with Mayor MacDiarmid, would you be so kind to forward it to all of Seguin Council so they are aware our Muskoka Lakes Chamber is supporting Seguin's proposed residential development on its northern border with the Town of Parry Sound? Thank you for your time and consideration.

Norah Fountain, Executive Director
Muskoka Lakes Chamber of Commerce
2021 Power of the Pivot COVID Award Winner
norah@muskokaLakesChamber.ca O: 705 762 5663 m: 705 706 2122
Find It In Muskoka. ShopMuskokaLakes.ca

From: Norah Fountain <norah@muskokalakeschamber.ca>
Date: Thursday, December 9, 2021 at 11:37 AM
To: "rjohnson@townofparrysound.com" <rjohnson@townofparrysound.com>
Cc: Spencer Morland <spencer@northgraniteridge.com>, Bob Boden <bob.boden@xplornet.ca>, Greg Murphy <murphy.greg@gmail.com>
Subject: Letter to Council: Requesting Town of Parry Sound reconsider position on Seguin housing development plans

Good morning, Rebecca. Please reply so I know you have received this email and attached letter.

Can you please forward the letter to Mayor Jamie McGarvey and the entire Town of Parry Sound Council?

We are writing in support of residential development in Seguin.

Thank you for your time and consideration.

Norah Fountain, Executive Director
Muskoka Lakes Chamber of Commerce
2021 Power of the Pivot COVID Award Winner
norah@muskokaLakesChamber.ca O: 705 762 5663 m: 705 706 2122
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December 9, 2021

Town of Parry Sound
52 Seguin Street, Parry Sound, ON P2A 1B4
Attn: Mayor and Council via Town Clerk Rebecca Johnson. Email: rjohnson@townofparrysound.com
cc: Seguin Mayor Ann MacDiarmid

Dear Mayor Jamie McGarvey and Council,

The Muskoka Lakes Chamber of Commerce is writing in support of Seguin Township's timely action to try and move forward with a much-needed housing development on its northern border with the Town of Parry Sound. We have been watching with interest – and excitement -- the plans for this housing development.

What an incredible win – not only for Seguin, but for Parry Sound overall and Muskoka Lakes as well. Our businesses are hurting from staff shortages due greatly to no attainable housing. We hope you will reconsider your November 30th decision that serves to hinder this process.

Frankly, we were shocked and saddened to hear your Council suggest moving ahead was 'premature'. It was our belief that there have been many discussions between Seguin and Parry Sound over the years about addressing the desperate need for residential development.

Some background: For over two decades, the Muskoka Lakes Chamber has been warning about a housing crisis in Parry Sound-Muskoka, and now we are beyond crisis point. At the time, we started a staff housing project that the community embraced, opening their homes to make sure our businesses had staff. But the landscape has changed. With it being more lucrative to Air BnB a room and COVID, no one is willing to rent a room. Our businesses turn customers away because they can not serve them as they have no staff, and no housing to offer staff, etc. Some businesses are buying up other businesses to turn them into staff housing: while we applaud entrepreneurial action to solve a problem, this trend can not be good for our regional economy. Our Chamber has Members in Seguin; many in Rosseau. A housing development would help serve our 359 Members in Parry Sound District and Muskoka Lakes.

We urge Seguin Township and the Town of Parry Sound to move faster, not slower, to make this development a reality. We fully support Seguin Township, and will be writing to the Minister of Municipal Affairs and Housing to ask how they might be able to expedite the process.

We appreciate the work of Parry Sound Town Council, and we know we have our own development hurdles in Muskoka Lakes. However, we felt it important we speak up as the health of our combined and neighbouring business communities are at stake.

Sincerely,

A handwritten signature in black ink, appearing to read "Norah", written over a horizontal line.

Norah Fountain, Executive Director
On Behalf of the Muskoka Lakes Chamber Board of Directors



Parry Sound Area **Chamber of Commerce**

21 William St. Parry Sound ON, P2A 1V2
705-746-4213 manager@psachamber.ca

From the Desk of the Executive Director

To: Seguin Township

Dear Mayor and Councillors

The Parry Sound Area Chamber of Commerce received correspondence from Seguin Township on November 26, 2021, advising the townships intention to seek a Minister's Zoning Order (MZO) to establish the principle of residential development on lands in the northwest portion of the Municipality. The Township of Seguin intends to encourage development of these lands fulfilling a need in the West Parry Sound District for the provision of housing that is both diverse in unit type, and at a price point that is attainable.

The Parry Sound Area Chamber of Commerce acknowledges the current housing challenges in the district, and the subsequent economic impacts of the housing shortages in the area. The timely establishment of new residential development lands assists in addressing this housing shortage and recognizes the associated economic benefits this strategy will inject into the West Parry Sound Area economy.

We wish you all the best in this endeavour and look forward to the benefits that the project will certainly provide, to the economic growth of the West Parry Sound Area.

Regards.

Christy Cafovski
Executive Director
manager@psachamber.ca



Parry Sound Area **Chamber of Commerce**



December 3, 2021

Dear Mayor MacDiarmid and Council Members,

I would like to support your positive thinking on the rezoning of 700 acres for residential development in Seguin through the MZO process.

In May of 2019, almost three years ago I participated in a Housing Summit put on by Glen Barnden the West Parry Sound Regional EDO.

He “gathered” 64 different organizations together for a whole day to discuss the barriers and possible solutions to the affordable housing shortage in Parry Sound.

I have attached the 3-page report along with Glen’s e-mail comments. The overall outcome: There is a Housing Crisis in the Parry Sound Area!

At our airport we have over the last 15 years developed some of our lands into a business park “hub” attracting a variety of businesses and now have 80-100 jobs on the field.

Asking any of the stakeholders what their number one issue in running their business is finding the work force and when you find them their biggest problem is housing.

I see this residential development as a successful move towards alleviating some of the housing crisis in our area.

Super glad to see a positive move forward being made as there have been enough “studies”.

Sincerely,

Ingrid Muller
Commission Chair

From: glen@cbdc.parrysound.on.ca <glen@cbdc.parrysound.on.ca>

Sent: May 29, 2019 9:40 AM

To: glen@cbdc.parrysound.on.ca

Subject: re: Housing Summit infographic results

This is a follow up to the West Parry Sound Housing Summit held on April 24th .

Thank you for your attendance and participation in a meaningful collaborative approach to discussing an important issue facing our communities.

From the comments and feedback I have received following the event I have no doubt that we will be successful finding excellent solutions provided we continue to work together.

I have attached an excellent infographic created by The Labour Market Group that captures the results of the survey completed by participants during the workshop.

I welcome all comments and questions and look forward to continuing the momentum by developing a task force to address the issues highlighted and take action to create innovative and much needed accommodation for our current and future workforce.

Best,

Glen Barnden

West Parry Sound Regional Economic Development Officer

Representing the Municipalities of McKellar, Whitestone, Carling, McDougall, Parry Sound, Sequin, Archipelago

Parry Sound Area Community Business & Development Centre

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