

## SUMMARY OF HOMEOWNER'S POSITION

Homeowners are particularly vulnerable to the impacts of the WMR 20-50 Plan due to potential limitations on property rights, rising costs, and the risk of diminished property values. The lack of local control and the possibility of expropriation introduce significant uncertainty for residents. Many recognize that the Plan's broad, regional focus does not reflect the unique needs of suburban and rural communities, leaving them at a disadvantage.



# WMR 20-50 PLAN: KEY CONCERNS FOR HOMEOWNERS

## What Does it Mean for You?

### INFRINGEMENT ON PROPERTY RIGHTS

The WMR 20-50 Plan introduces land-use regulations that will limit homeowners' rights to develop, sell, or utilize their properties as they see fit.



### HOME VALUE IMPACT

The shift toward higher-density urban-style development outlined in the plan would negatively affect property values for single-family homes in suburban and rural areas.



### INCREASED COSTS FOR HOMEOWNERS

Plan 20-50's focus on creating new infrastructure, such as public transit & high-density developments, will lead to increased taxes & service charges.



# WMR 20-50 PLAN: KEY CONCERNS FOR HOMEOWNERS



## What Does it Mean for You?



### POTENTIAL FOR EXPROPRIATION

The Plan provides the WMR Board with the power to expropriate land if the WMR Board deems it required for implementing regional plans. This introduces uncertainty for homeowners who will face the risk of losing their property if it is expropriated for new infrastructure or public use.



### CONCERNS OVER DEMOCRATIC PROCESS

There are widespread concerns that Plan 20-50 could centralize decision-making in a way that undermines the democratic process. With much of the decision-making power concentrated in an unelected WMR Board, local residents and homeowners have limited avenues to influence policies that directly affect their properties.



### LOSS OF LOCAL AUTONOMY

One of the biggest concerns for municipalities like Headingley is the erosion of local control over land-use decisions. The WMR Board will have the power to enforce regional plans that could override municipal policies and restrict the ability of local governments to tailor decisions to the unique needs of their residents.

## WHAT HOMEOWNERS WANT

1. **Preservation of Local Autonomy:** Clear assurances that local non-represented municipalities can retain control over zoning and land-use decisions.
2. **Protections for Property Rights:** Safeguards to prevent arbitrary expropriation and restrictions on how private property can be used or developed.
3. **Transparent Financial Planning:** Detailed cost-benefit analyses to ensure that homeowners are not burdened with excessive taxes and service charges.
4. **Greater Public Engagement:** A more transparent process for decision-making, ensuring that homeowners are consulted and their voices are heard and considered.
5. **Cancellation of Current Plan:** Homeowners want a complete scrapping of the current WMR Plan 20-50, including the removal of all staff and contributors to the existing plan. The current plan is so fundamentally flawed that it is impossible for the existing team to create a new one.