

Village Clerk & Council for the Corporation of the Village of Sundridge  
P.O. Box 129,  
110 Main Street,  
Sundridge, Ontario,  
P0A 1Z0

Darryl & Erin Fleger  
P.O. Box 862  
Sundridge, Ontario  
P0A 1Z0

August 9, 2020

RE: Opposition against the Zoning By-Law Amendment, Part Lot 75 (10356 Highway 124)

My wife and I own a home on Lake Bernard and also own of 3 rental properties in the village of Sundridge. We are advocates for business development in Sundridge but are strongly oppose to the proposed plan to construct a large multi-family commercial building without a comprehensive plan for the community.

Below is a list of concerns we have with the NOAH Development Proposal and supporting materials with respect to Council Resolution 2020-094:

- How does the council plan to develop the community? Building the proposed rental property is a large divesture from the current structure of the community and we've seen no structured plan for how the infrastructure will support such a facility.
- Current residences use wells for their water supply. How will such a large project effect the water supply within Sundridge? Normally a large development like this would be supplied by a city water system. Two of the three houses we own in Sundridge already have water supply problems. How will this proposed building be supplied with water? If a new town water supply needs to be developed will the investors of this project bare all the costs? Will the current taxpayers be impacted? What studies have been performed???
- What studies have been performed to ensure the current septic infrastructure can handle this additional demand? How will 50 units with 3 to 4 persons per dwelling impact the current structure and if it fails to handle the increase volume how much will the already exorbitant taxes go up? The last tax increase for the sewer underestimation are still straining the community, especially when compared to Strong and surrounding township taxes. We request copies of the engineering reports showing the existing sewer structure can handle the increased volume and if it can't, how much will the upgrades costs the current taxpayers?
- Will the developer bare the cost for traffic lights and road infrastructure for the increase volume of traffic in this section of town? It seems logical that significant town infrastructure will be required to handle this volume. What does the council plan for this increased volume? Will taxes go up as a result of this?

- Can the Sundridge fire department deal with an emergency at the proposed building and have they been consulted on this project? I assume a ladder truck or equivalent equipment would be required for a multi floor residence. If the fire department needs to invest in new equipment will the developer bare ALL the cost or will the tax payers???
- The reports say \$30,000 of annual tax would be collected. If I pay \$3,600 per year for a \$260,000 house in Sundridge how can a multimillion-dollar development only bring in \$30,000 annually and cover its own town costs?
- If 25% of this development is being built to provide affordable housing for the community who will pay for the additional doctors, nurses, paramedics, and social services to support these new residences? I'd argue the town is already lacking thee services and the current taxpayers are already overburdened so they can't take on these additional costs. What is the town councils plan for all these services?

Due to the listed concerns we formally request the Council reject the application to amend the Municipal Zoning By-law 89-002.

A handwritten signature in black ink, appearing to be 'Darryl & Erin Fleger', followed by the date 'Aug 9/2020'.

Sincerely,  
Darryl & Erin Fleger