

## Written Submissions from the Public as of August 11, 2020

	Name	Date
1	Fintan Flynn	February 28, 2020
2	Merv Smith	April 6, 2020
3	Robert Warner	April 14, 2020
4	Lee, Laurie, Mackena and Malone Regan	May 6, 2020
5	Jeff and Chrissy Keane	May 10, 2020
6	Fintan Flynn	May 12, 2020
7	Sandy Fonger	May 22, 2020
8	Jeff and Chrissy Keane	May 27, 2020
9	Mervyn and Patricia Smith	May 29, 2020
10	Valentino D'Souza and Deepti Fernandes	June 3, 2020
11	Bill de Vries	July 6, 2020
12	Chuck and Krista Melanson	August 6, 2020
13	Darryl and Erin Fleger	August 9, 2020
14	Andy Forsayeth	August 10, 2020

Village Clerk & Council for the Corporation of the Village of Sundridge  
P.O. Box 129,  
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Chuck & Krista Melanson  
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August 6, 2020

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

My wife and I are two of the strongest advocates for senior housing in the Village of Sundridge. For years, we have invested in and developed low-density, community-appropriate projects in the Village and surrounding communities to add sorely needed capacity to exclusively support seniors and have plans to continue to do so.

We are strongly opposed to the proposed plan to construct large multi-family commercial buildings on Highway 124.

We have reviewed the NOAH Development Proposal and supporting materials with respect to Council Resolution 2020-094. We understand that the proposed development would see 50 additional housing units; with an unknown allocation of units to the District of Parry Sound Social Services Administration Board (below-market/affordable housing rentals).

We have a number of concerns we'd like to bring forward for Council's consideration with respect to this by-law amendment:

1) Density & Community Appropriateness

The images presented in the media of the proposed project are a significant departure from the housing density found throughout our community and we would argue, against the small-town feel of the Village of Sundridge. Absent a comprehensive community development plan, has the Village considered whether such a development project reflects the vision for community? A referendum may be the proper avenue for the community to decide on this project absent such guidance.

## 2) Village Septic Capacity

When the Village last held a public meeting to discuss septic fees; we were left with the understanding that the Village septic system was sized to accommodate existing land use plans (low density, family dwellings) and the existing population.

We are concerned that the septic infrastructure (pumping stations, settling ponds, etc.) is not adequate to accommodate this development and the 10-15% increase in Village population. The Miller & Urso report dated May 20, 2020 makes reference to the sanitary connection at the property, but makes no determination on upstream infrastructure.

Further, based on reporting in the media (nugget.ca article dated August 5), the Municipality of Powassan is entertaining a similar project (or perhaps the same project?). Per the media reports, construction equipment is on-site and site work has begun - without permits or agreement on cost sharing with the Municipality – with specific concerns raised by their Council about sewer capacity and connectivity.

Will the Council work to prevent a similar scenario from happening here?

We would request that an impact study be done on the existing septic infrastructure with respect to the increased population to a) ensure alignment with the guidance in the Provincial Policy Statement, 2020 and; b) transparently provide the rate payers of Sundridge with the costs (and distribution of responsibility for those costs) to uplift the infrastructure or capacity that may be required to support this added population.

## 3) Water Aquifer & Runoff

In the years we've lived in the Village, we've seen a number of projects impact the water table. It would be in the interest of all residents to understand what impacts this additional water consumption and the wells required to service the buildings would have on the local water table.

Remediation systems to address water quality are incredibly expensive and the need for such systems is often an unforeseen consequence of development elsewhere in the localized area. We've seen this first hand at several of our properties.

Residents are already under considerable financial pressure from sewage fees and high property taxes (as compared to Strong or Armour); not to mention the ongoing COVID-19 crisis.

Is the developer prepared to guarantee or indemnify residents with respect to their water flow rates and quality?

The area of proposed development is also prone to flash flooding during heavy rainfall and snow melt. Based on a lay-review of the Erosion Control Plan, we're not satisfied that the design will adequately protect the highway or adjoining lands from surface water contamination or flooding.

#### 4) Access & Traffic

The proposed development is quite close to the busiest intersection in the Village and existing traffic going to/from senior's lunches at this location already fill that area to capacity.

Has any consideration been given to the increase of traffic to the Village?

What volume of localized traffic would necessitate controls being added on this part of Highway 124? Who would bear those costs? The Site Service Plan does not provide any additional controls or access to this property from what exists today nor does it speak to added traffic volumes on this section of Highway 124.

Traffic will undoubtedly attempt left-turns from Hwy 124; crossing 2 lanes of highway; this will be a significant safety hazard.

It should be noted that the Village has several open railway crossings. Does the increase in population & traffic proposed by this development compel the Council to review whether there should be controlled access added to these crossings?

#### 5) Fire Service Protection

Has the Village performed a review of the capacity, capability and training to properly protect the residents of this development in the event of a fire or other emergency?

We feel that the support and endorsement of the local Fire Service must be mandatory before this project is approved.

If there's additional capacity needed by the Village and its service providers (Fire included) to support these buildings, it's imperative that Council communicate those challenges and associated costs so that rate payers can make an informed decision about this by-law amendment and the development overall.

The costs to increase fire service capacity to properly service a multi-story building would be significant. There is no discussion in the proposal that speaks to cost sharing, indemnity for costs or other offers for these types of issues.

Media reports of a \$30,000 annual tax contribution would not be cost-neutral to the Village should, for example, the fire service need capacity improvement. The rate payers of Sundridge need to understand that its possible they will bear the difference.

## 6) Social Services Supports

It has been proposed that a portion of this development would be allocated to/by the District of Parry Sound Social Services Administration Board. Affordable housing is a cornerstone of the Provincial Policy Statement, 2020 and needs to be part of every community's development plans.

Research has shown<sup>1 2</sup> that adopting affordable housing strategies must be done in a transparent, cooperative and collaborative approach with the community.

We are concerned that the Village has not considered the investments in community supports that will be needed to properly provide for such a strategy; including local health services. The Village is without family doctors and the Nurse Practitioner is not taking on additional patients.

Capacities in local health care, fire, paramedic, police and CMHA services may need investment & support from the Village.

We will unreservedly support investments in these and other community services provided such a need is communicated in a transparent, collaborative way.

Has the Village satisfied itself that there is adequate capacity to support this additional population, or what costs might be involved to increase these supports if needed?

The NOAH Development Proposal mentions multiple subsequent phases (Pages 2, 3); which would exacerbate the concerns of all the points we've raised above.

We are interested in supporting development of capacity in the Village to service seniors; and we hope that Council rejects the proposed by-law amendment in favor of a more appropriate concept that addresses the concerns we and many other residents have raised.

We formally request that Council reject the application to amend the Municipal Zoning By-law 89-002.

Sincerely,  
Chuck & Krista Melanson

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<sup>1</sup> StatsCan: Canadian Centre for Justice Statistics Profile Series  
<https://www150.statcan.gc.ca/pub/85f0033m/85f0033m2009020-eng.pdf>

<sup>2</sup> Savoie, J. (ed.). 2008. "Neighbourhood characteristics and the distribution of crime"

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Darryl & Erin Fleger  
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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?

August 9, 2020

- 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.



Sincerely,  
Darryl & Erin Fieger

Aug 9/2020

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Andy Forsayeth  
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August 10, 2020

RE: Zoning BY-Law Amendment, Part Lot 75 (10356 Hwy 124)

I am writing this to voice my concern with the re-zoning of this Lot. I am not opposed to development, but I am opposed to this zoning By-law being passed without 100% understanding what will be built on the property. Is there a final building plan – approved by the village planner for this location?

Reading through news articles it becomes apparent that even as this proposed building was moved from Sundridge to Powassan that there really isn't a plan from this organization. The property the building is being put on in Powassan was re-zoned previously setting up the ability to have this building put there with minimal notice. What resulted is surprised rate payers Councilors. A couple of short clips from the local news highlights this:

**July 23rd North Bay Nippising News:** "Originally designed as a three-story building with 50 units, there are still issues with the building footprint...." Mclsaac said. "It may have to be scaled back to around 44 units." Councilor Piekarski expressed surprise that the news of the project had been in the media the next day and said she was concerned the story was public when there were still details unresolved. "A lot of people stopped me in the street and phoned me wanting to know what it was all about and I didn't have a lot of answers, because we didn't have a lot of answers at our last meeting. It was my understanding that this was not even close to being a sure thing in Powassan," she said.

Powassan isn't even sure if there is going to be a shared cost in the infrastructure. From an August 5th article : **The matter of whether costs to extend sewer services to the property will be shared between NOAH and municipality have yet to be determined.**

We don't want to be like Powassan – pass the re-zoning bylaw without knowing 100% what the development will be, what the costs will be – who is responsible for those costs.

That leads to my concerns of the impact of the proposed 50 Unit complex to infrastructure, community services and the identity of the Village.



Sewer and Water and two major factors in serving such a large complex. As we all know a previous Council and Village staff took the brunt of having to upgrade the sewer system none of those Councilors were re-elected and some of Village Staff (directly or indirectly) lost long time positions over the Sewer fiasco. Regardless of the "line capacity" that the engineering report stats has room in the line. Can our pumping stations and main line to the Lagoon handle the additional capacity? My understanding is that the pumping stations nor the Main line around the lake were upgraded. What would the cost of this be and who is responsible for such??

Sundridge sits on a unique aquifer. Can that Aquifer handle this type of capacity – who is going to be responsible if problems arise. We can look at 1 recent example of an error that have occurred with the Aquifer in Sundridge that could have had very serious impacts on the village. The development of the Ecco Education Center on Main Street. Wells were improperly drilled and resulted in millions of dollars in repair work. There were sink holes in the lake in front of the property that were endless a neighbor was in jeopardy of his house falling into the lake. This development in in the middle of town – what happens if this occurs here??? Are we going to have sink holes popping up?

The services in Sundridge are already at a maximum. Medical services and Fire services are two in particular that are of concern. Having been on the Fire Department for a number of years the fire service is already fighting for money as a shared service on every annual budget. Our current equipment, level of service and training will not meet the demands of this structure itself or the number of tenants. It is no secret that there are annual issues around funding the fire department as a shared service. What does the Villages Partner (Strong Township) in the Fire Service have to say about costs increasing? Will they support higher costs for the fire service – based on recent history that will be NO.. Medical services in Sundridge are also a struggle. One Doctor accepting no new patients and a Nurse Practitioner that will only see patients of the only Doctor. That's broken on its own. Given the demographic of a Seniors Housing complex it is more likely more medical services will be required – who is going to look after the 75+ new people in the Village – when we can't even find a doctor for current residence. If a new doctor were to arrive who gets the priority of becoming a patient?

Lastly What is the end vision for the Village. Who do we want to be and what do we want to look like. I don't think that high density housing is the image that Sundridge wants to set for itself. We already have this experiment on a smaller scale. Prior to re-Zoning decisions I would like to invite you all to look at 173 Main Street which in close my residence. When I was young 173 Main Street was a seniors facility. On Halloween as kids would trick or treat alone through the hallways and seniors would greet everyone. It was a safe facility. As I grew up I delivered milk door to door in the facility to all of the seniors. As times changed and the building was assumed by Parry Sound housing things started to deteriorate. I wouldn't let my kids go into that building at all let alone with an adult. Seniors are afraid to live there. There is loud music – pets – and drugs. Talk to long term neighbors about what the building has become - take a close look as you are proposing to build one of these on steroids. We need housing that will attract young up and coming families that we can build our community around.

I feel council either needs to do more research and be more forth coming with **ALL** the details on what will be built on the site – what the costs will be – how those costs will be absorbed, how our services will increase to meet new demand and what the image of the town should be. August 5<sup>th</sup> Article stating that Powassan is quoting \$30,000 a year in new taxes from the building. We all know that \$30,000 will not cover any upgrades and would be lucky to absorb a portion of the costs that will be incurred. We

can also agree that Sundridge is already on a high tax platform in relation to Strong Township and we cannot afford to further increase taxes or sewer fees to pay for new development. The development should be tax positive – meaning it should add to the coffers not drain them.

I really just ask that everyone slow down the decision to RE-Zone until there is a 100% firm Plan of what is going to be built – who is responsible for all of the costs that maybe incurred and that we have a plan for increasing our services. As far as our image is concerned - It is known that the Mayor is involved in this project and has abstained from meetings and decisions – But he was also involved in what the old High School renovation was going to be correct? That building now sits as an eye sore and a Liability to the township. Its not in the Village but it's still part of our community. Is this meeting the vision of what we want to look like and be – does it attract the demographic of people that we are looking for?

Re-zoning the property now and without all of the answers to the impacts on the Village could get the Village something that will forever change what the town can afford and is. Let's not look like Powassan approve a re-zoning now and some day in the future get a surprise building with unknown cost implications to our tax payers. Let's see the actual building – its capacity – ALL of the costs and make an informed decision before its RE-Zoned.

Andy Forsayeth