

## Written Submissions from the Public as of June 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

VILLAGE OF SUNDRIDGE  
COMPLAINT FORM

NAME: Fintan Flynn

ADDRESS: [REDACTED]

Sundridge ON. POA170.

TELEPHONE NO. [REDACTED]

NATURE OF COMPLAINT: \_\_\_\_\_

Low income housing @ Castle Restaurant.

DATE: Feb 28/2020

SIGNATURE: Fintan Flynn

# Complaint / Inquiry Calls

April 6/202

Meru Smith

Re: NORTH Development

Patty (?) the Property Manager

- bringing Smith's bottles of water to drink, while they test the well.
  - Mr. Smith doesn't want them "messing up" his water.
  - Was told everything was in place and approved
  - Notice said there were three buildings being built
  - Restaurant remaining open.
-

RECEIVED APR 14 2020

[REDACTED]  
[REDACTED]

To Whom It May Concern.

After hearing what happened in the  
Neighbourhood in South River, It concerns  
us very much. Our neighbours are very  
upset. There goes our privacy & peace.  
It would have been nice to have an  
opinion from us but like the  
clearing of the lagoon it was a complete  
surprise. With the amount of tax we  
pay you would think we had some say.

Yours Truly

Robert C Warner.

May 6<sup>th</sup>, 2020

To the Village of Sundridge,

Please accept this letter as our written submission to Council to express concerns over the proposed 51-unit residential apartment building.

With the Village of Sundridge being a well-based water supplied community, **we have serious concerns on the impact that this large-scale development will have on the existing dug and drilled wells for the surrounding residential homes.** The supply and demand of a 51-unit apartment building which could have a total of 100+ residents could have an irreversible effect on the water supply in the area. This would leave homeowners dealing with unacceptable living conditions which may never get properly resolved and to deal with legal ramifications. Additional water demand concerns to consider are the future proposed phase 2 commercial building.

**Another serious concern is the Village's sewer system infrastructure and how it will handle the demand of another 10% of the population being added with this development.** Currently the population of Sundridge is a 1,000 and this proposed phase one could bring over 100 people to the apartment structure. This would have a big impact on the sanitation system's demand. In 2015 all residences of Sundridge had to pay significant amounts to help correct the issues with the existing lagoons which are running at max operational capacity. A development like this could cause sanitation issues for the entire Village. Are there fees being supplied by the developers to the Village to upgrade the system to ensure this will not be an issue? Has testing and research been completed to ensure the sewer system will not be negatively affected by the proposed development and what measures are in place in case problems arise? This could leave the entire Village once again having to dish out large sums of money to correct future problems and has this been reviewed with all the Village taxpayers and not just the neighbouring properties of the proposed development?

**There are also concerns of drainage as there are some low-lying wetland/stream areas through the back of all the properties on Dunbar Street that back onto the property of the proposed development.** What measures are being put into place to ensure the water table will not be disturbed and leaving homes dealing with new drainage issues?

All these mentioned issues could have a significant environmental effect on the Village of Sundridge and leave people having to deal with new undesirable problems. With a project of this magnitude we hope that all the proper assessments, studies and tests will be completed and reviewed. Our intentions are to ensure that the necessary infrastructure for the expected growth of the Village for the expected population can support this large-scale project and not create a negative impact for other tax-paying Villagers. We ask that council consider these concerns and as they move forward with processing this proposal.

We would also wish to be notified of the decision of the Council for the Corporation of the Village of Sundridge in respect to the proposed amendment by email: [REDACTED] and [REDACTED] Sundridge, On., POA 1Z0.

Concerned residents,

Lee, Laurie, Mackena and Malone Regan

**Re: rezoning of part lot 75 plan no.333**

Firstly, I am all for a safe and affordable housing but we have a large concern for several aspects of the project on part lot 75. I have experienced low income housing on many levels in different communities and don't see a need to bring this into our beautiful community of Sundridge. Low income housing often has trash and litter issues as well as bedbug problems and drug trafficking if not looked at from the start. This is something that can bring a bad stigma to a neighborhood and to my home that is right next door.

Secondly, there is already an issue of water entering onto my property from part lot 75 that has caused quite a bit of damage thus far. I have had to trench and regravel my driveway due to water damage, my garage will need to be demolished and it has been a concern for my home foundation which has been repaired. If this flow of runoff isn't corrected, I see this being a larger problem in the near future with the new development.

Thirdly, the issue of our shared well and the quality and quantity of water. We have some of the best artesian spring water in our dug well, that has never run dry and we don't want to see the new development to affect it. If the quality or quantity of our well water is compromised, the village of Sundridge should be held responsible for the replacement of our well and providing clean safe drinking water.

Next is the issue of our right of way on our driveway being abused, not just by contractors and construction vehicles but new traffic from the 51 units, businesses and patrons in the future. We have already had many issues with the Wednesday seniors luncheon as we see that there will be more issues. Our suggestion would that there be a median put in place to stop the cross over of traffic.

The increased flow of traffic is going to create more noise for existing neighbours and the possibility of vehicle/property damage. Our request is, that if this project goes forward, that there would be a permanent, minimum 8ft tall sound barrier wall, with footings below the frost line to surround the new development for noise and security: A privacy fence would not be very effective and would need replacing and repairs often. This wall would also defer most foot traffic that would want to cut through the forest at the back of our property that extends over to the grocery store. With the removal of the majority of trees on the property, we will need our privacy that we have enjoyed since we have lived here.

One other big concern is snow removal and where the snow will be piled. This needs to be addressed so that adjoining properties are not negatively affected by melting snow. This is something that needs to be addressed so that it will not amplify water issues on our property.

We wish to be further updated on the proposed decisions and amendments for this property.

Thank you,  
Jeff & Chrissy Keane

[REDACTED]  
[REDACTED]  
Sundridge, On  
P0A1Z0

[REDACTED]  
[REDACTED]

**Nancy Austin**

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**From:** [REDACTED]  
**Sent:** May 12, 2020 8:53 AM  
**To:** naustin@sundridge.ca  
**Subject:** Notified of decision

Good Morning Nancy,

I would like to be notified of the decision of council in respect to the proposed amendment to permit a 51 unit residential apartment building on Part Lot 75.

Thank you,

Fintan

## Nancy Austin

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**From:** [REDACTED]  
**Sent:** May 22, 2020 6:15 PM  
**To:** naustin@sundridge.ca  
**Subject:** N.O.A.H. Project zoning by-law amendment

May 20, 2020

Sundridge Council,

This letter is my official statement and list of concerns regarding the N.O.A.H. Project being built adjacent to my property. I have several issues to discuss but I want to state first and foremost that at no point in time was I ever asked my opinion about this Project and I was never approached by, or given any information by, anyone associated with this project or the village of Sundridge council. In the Fall of 2019, I was the sole caretaker for my dying husband and had no respite to give me the opportunity to communicate, or associate, with my community or the outside world whatsoever. Had I been aware of this Project, I surely would have protested against it from the beginning. I found out about this Project on April 1, 2020 when my neighbour informed me of the reason why we heard a chainsaw running the day before. It was the contractor for N.O.A.H. removing small trees in order to get the well drilling truck in to the property to drill a water well. I met with Jason Newman on April 6, 2020 to discuss my concerns about my well and the drainage of my property. We both took photos of the drainage at that time. I took more photos on May 7, 2020 showing that there is just as much water on my property as there was a month prior and again on May 20, 2020.

The first concern is my well. My husband (Jason Fonger) and I, and his parents, have owned our property for the past forty-five plus years and have never had any issues with water quality or water flow from our well in all of that time. However, recently I have had issues with my well water. A few times in the early weeks of May 2020 my water started to have issues with murkiness/sediment but over the long weekend the issue became more consistent starting on May 15, 2020. I have taken a sample of water to show the amount of sediment that is now present. I have tried running the water to clear the sediment but it still remains a rusty colour. I will send photos of this sample of water as well. A letter was distributed to the tax payers last week stating, "We have enrolled nearby residents to measure their conditions both before and after our test well is drilled and are having their well waters tested for quality and flow". I have not been enrolled in this testing but think that lawfully ALL surrounding properties should have had testing done. By the time I found out about this Project and been given the correct information, the test well had already been drilled and hydrological studies had already begun. At that point there was no way that I could have had an accurate test conducted for quality and flow of my well for the purpose of ensuring my own legal rights should my well be negatively affected. This would likely be the case for all of the adjacent property owners because I hand delivered (on May 2, 2020) an information package to all of them (with the exception of 2 residents) and most of them weren't even aware of the N.O.A.H. Project at all. So they surely would not have had their wells tested either.

My second concern is drainage and future land and basement flooding issues. I have a natural ground water drainage (and possibly an underground waterway) running through the length of my property. The drainage has been there for the forty-five years that we have owned the property. The drainage runs onto the Gregg's (N.O.A.H.'s) property and then runs onto the property which used to be owned by Bob Dunbar. I have spoken to Rick Miller of Miller and Erso Surveying, a consultant of the N.O.A.H. Project. He recognized the natural drainage way on my land and assured me that the assessment he did for N.O.A.H. would also reflect it and that the construction plans should have to properly address the adverse affects that blocking my drainage way would have to my property. The proposed medical centre and parking areas will be built on top of N.O.A.H.'s drainage area so that area will have to be filled with earth/gravel. That action will create a landlock for my drainage way. A culvert system will need to be constructed underneath the medical building in order to allow my property to drain properly. Why is no one from this Project communicating with me on this matter? I voiced my concerns to the Village Clerk and By-law officer on April 6, 2020. I have not been contacted by Lyle



Hall or any council member or anyone from the N.O.A.H. Project. To further add to my distress on this issue, the forestry company hired by N.O.A.H. was about to use a skidder to remove many of the trees that absorb much of that groundwater and it would have disrupted all of our drainage-ways in an attempt to get over to extract those trees. This Project is moving forward long before any zoning has been approved and the start of construction could be delayed somewhat. Please address the drainage issue now before the damage is done. I am also concerned that the bulldozing and construction of the infrastructure will destabilize the trees on my property. My property is still soft and spongy even in the dry heat of the summer.

My third concern is how this project will affect all of the tax payers of the Villiage of Sundridge. Our sewage lagoon is not equipped to handle the production of a population increase of that proportion (10-20%). As well, our Fire and Emergency response is not equipped to handle that large of an increase in population either without having to upgrade, purchase new equipment and hire additional workers. I'm sure there will be many other associated costs and concerns we may be unaware of as we move forward - e.g. installation of sidewalks and their maintenance. What percentage of these new expenses will be disbursed to N.O.A.H. initially??? There was also a transportation service proposed for the residences of this apartment building. We are a very small community to be carrying the cost of a vehicle(s) which are not currently justified. How much of that cost will be N.O.A.H.'s responsibility??? I'm more inclined to believe that the rest of us will pay the costs initially and in the future.

My fourth concern is a bundle of negative consequences that this Project will have on the quality of life for the adjacent property owners and surrounding neighbourhoods. Dunbar Street is one of the first neighbourhoods to expand outside of the Main Street of Sundridge and this Project will cause an incredible disruption to the peace and serenity of our neighbourhood. Our opinions should have mattered. We should have been consulted and treated with much more respect. There will be a SHARP increase of noise and air pollution from many different sources: running engines, medical building traffic, delivery vehicles, car doors slamming, people talking, dogs barking, music blaring, PSW's coming and going and visiting late, snow removal, lawn care, etc... Light pollution will light up our homes and backyards as though we were living in the Foodland parking lot. There will be garbage blowing into our yards. The beauty of the old trees and the wildlife that lived in them will forever be gone. We will instead look out our back windows only to see hoards of people looking back at us. Privacy will no longer exist for us! Immediately upon learning about this Project, I contemplated selling my home. The value of our homes also will decrease and we would be lucky to get what they're worth. I don't want to sell my home!

I made a decision to move my husband back to Sundridge (to the house he grew up in) because of the quality of life that I thought we would have for years to come. Unfortunately, he passed away in December and the last four years that we spent together here in this house are some of our best memories together. Jason's family history runs very deep in this village and this neighbourhood in particular. His great great grandfather James Dunbar was the founder of Sundridge - the first family to settle on Lake Bernard. Jason's great Aunt Eva (James's granddaughter) owned the Castle Restaurant a long time ago and was likely the person that sold it to the Gregg family. She owned all of the land between Albert Street and Anderson Street and all the way up to High Street. All of the street names are directly connected to Jason. Murray (St.) was named after Jason's grandfather, Robert (St.) was named after his great-uncle Bob. They were both Eva's brothers and their last names were Dunbar (St.). Quirt (Crescent) was their Mother's maiden name and Anderson (St.) ties into the history as well. I lost my husband far too early but staying in this house, on this street, in this neighbourhood and in this Villiage allows me to hold him and his family closer to my heart. I still want to sit in my back yard in the evening and "be able" to view the beautiful stars and think of him. I should not feel like I have to sell my house!!!!

My fifth concern is to point out the negative consequences that this Project will have on the quality of life of the future residences of these apartments. It is APPALLING to me that ANYONE would think that it is acceptable to combine seniors/special needs persons in with low-income residences. Especially if this non-profit organization is not legally able to turn away unsuitable tenants. My husband was a quadriplegic with special needs. When he hired PSW's to come in to our home to help with his personal needs, those PSW's were required to get a "Vulnerable Sectors Check" from the O.P.P before they were allowed to care for him. That means that they can't have any kind of criminal record. The combination of residences is putting those seniors/special needs persons at an unnecessary risk. The bar should be set

high for our most vulnerable - the risk should be nil! Risk will result in a decline of our seniors/special needs persons wanting to live there - they will be afraid and will not feel safe. An example of this risk: one day my husband was at home alone while I went to get the mail and a man (soliciting to pave the neighbourhood driveways) unwelcomely walked in our front door. The man explained his business and then asked Jason for a glass of water. Jason reluctantly went to the kitchen to get a glass of water and turned his wheelchair around to see that the man had followed him and was lurking into his box of medications (which also contained narcotics). He asked the man what the hell he was doing. The man gave him a shady explanation then barely drank a sip of water and left quickly. Jason always stood up for himself but his new vulnerability left his whole sense of security shaken from that day forward. \*I would also like to note that none of the proposed apartment units would've been suitable for Jason's specific needs. They all have bathtubs and he would've needed a drive-in accessible shower. As well do any of the kitchens have lowered countertops to allow a quadriplegic to be as independent as he/she could possibly be? Plus, there is a whole list of other potential barriers and further modifications would be necessary. Qualifying this Project as suitable for special needs is far from the truth.

The "seniors housing" that has already been established across from the old Lakeview Convenience store here in Sundridge was once a beautiful place for seniors to live. Jason's grandmother lived in one of the apartments in the mid 80's. The condition of the building is far from desirable for seniors now. So the question is "What will the three storey apartment building's condition be like in twenty five years time? And are seniors going to be residing there or will it be sold to a slumlord who only cares about money? That previous attempt at senior's housing has now failed in its long-term expectation and it was just a small scale version of what this Project will be. Just to be clear, I know there is a need for seniors/special needs AND low-income housing. Both facilities should be built - but built separately. I also believe that the Village of Sundridge residences should not be paying extra taxes to build and maintain a housing facility any larger than the LOCAL need requires.

This Project WILL negatively affect all of Sundridge and surrounding residences - not just me and my backyard! Perhaps now that many more people have been informed about this Project, the Sundridge Council should take a truthful poll of the actual residences who approve of it. I will say with certainty that they will make up the minority. "The harmony of our Northern Lifestyles" will no longer exist in this small little village if this Project moves forward. Is that what you want??

I may have other concerns that may arise or that have not been contemplated and will wish to add these to the discussion I will present in front of council at the public meeting. I wish to be notified of the decision of the Council for the Corporation of the Village of Sundridge in respect to the proposed N.O.A.H. Project zoning by-law amendment. Here is my mailing address and email address: [REDACTED] Thank you.

Sincerely,

Sandy Fonger=

## Re:zoning of part lot 75

I spoke with my neighbour and the developers today. We spoke about the placement of a median in the front lot that divides the property from traffic and parking abuse. As long as what is put in place works, I am happy.

Also we spoke about the water flowing off the back part of the property onto my property. They mentioned the sloping into the centre of the property into holding tanks, then into the drainage system. This should help with winter melting as long as snow is not piled along this area over the winter into the spring. This should alleviate the issues and I will be able to fix things on my end.

As per the recommended wall dividing the property, I have raised my issues of concern. I do not believe a privacy fence will be effective for noise, vehicle lights and safety from vehicles parking close to the property line. With the possibility of fifty plus cars on a regular basis and the senior's lunch on Wednesdays, I would still recommend a wall. I have agreed upon an esthetically pleasing privacy fence along our adjoining portion of property. This fence should be minimum of 8 ft and should not allow vehicle lights from any angle. If there is regular damage or it is insufficient in construction or they choose to proceed with phase 2 of the project then there should be a wall put in place.

As for my well water, my previous statement still stands.

Jeff and Chrissy Keane

[REDACTED]  
[REDACTED]

## Nancy Austin

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**From:** [REDACTED]  
**Sent:** May 29, 2020 7:22 PM  
**To:** naustin@sundridge.ca  
**Subject:** Application to amend the Municipal Zoning By-law 89-002. The application affects lands located in Part Lot 75, Registrar's Compiled Plan 333 in the Village of Sundridge.

May 29, 2020

Nancy Austin, Clerk  
Village of Sundridge  
P.O. Box 129  
110 Main Street  
Sundridge, Ontario POA 1Z0

Dear Ms. Austin,

We are writing you regarding our concern for the rezoning application that affects our property at [REDACTED] Sundridge. We do not agree with the rezoning of this land to permit a 51 unit residential apartment building. We would support a one level residential building on this property. The apartment building will cause many concerns lights and noise from the vehicles coming in an out of parking lot, high rise building with units looking into our back yard and resale value to our property.

We wish to be notified of the date of the public meeting. We look forward to having this presented to council to express our concerns as a long standing member of the community.

Please acknowledge by email that you have received our concern.

Thank you

Mervyn and Patricia Smith  
[REDACTED]  
[REDACTED]

Sent from [Mail](#) for Windows 10

## Nancy Austin

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**From:** Valentino D'Souza [REDACTED]  
**Sent:** June 3, 2020 12:29 PM  
**To:** naustin@sundridge.ca  
**Subject:** Rezoning for 51-unit residential apartment building

Good Day!

We have received a letter in the mail about the rezoning in the area for a 51-unit residential apartment building.

We are the owners of property [REDACTED], Sundridge ON POA 1Z0 (previously known as [REDACTED] Sundridge).

We are writing to you to inform you we would like to be kept informed about the decision, our mailing address is as follows;

[REDACTED]

Thanks,  
Valentino D'Souza & Deepti Fernandes  
Directors  
11340352 Canada Inc.