

Written Submissions from the Public as of July 7, 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

ATTN: Sundridge Council

RE: Non-Profit Organization for Almaguin Housing (N.O.A.H.)

FROM: B. deVries, Sundridge Resident

Let me start by saying that I am not against the N.O.A.H. project. In fact, there is need for a housing project in Sundridge for the aged. This project may be able to address that need. I have a number of questions that I believe the citizens of Sundridge need and deserve to have answered. These answers need to come from both the council and N.O.A.H., whom I am sure this letter will be passed along too. My concerns are as follows:

Water:

I understand that N.O.A.H has conducted hydrological studies and found that the local water tables met their required needs. Would N.O.A.H be willing to give written assurance that any effect this project might have on the water supplies and surrounding area be repaired and paid for by their organization? As we are well familiar, everything in Sundridge eventually drains into our lake. This includes the runoff from the water table. Any changes in the water table resultant from N.O.A.H will affect those in Sundridge with artesian and shallow wells—especially residents who are situated between the project and the lake. Is there a contingency plan in place in case there is an effect seen in our water table?

The hydrological studies that were completed are said to have been able to predict and control the water flow in the vicinity. What were the parameters of this study? Were the results that there would be no immediate changes? How can you ascertain that there will not be longitudinal effects created by this project? N.O.A.H says it has combined these study results with local well test results to ensure the water table is sufficient. Again, I ask what are the parameters of these tests and for how long are the results valid?

Sewage:

It is well understood and recognized that there will be an increase in sewage created by this project. The issue remains that even though the sewage lines and pumping station were updated and repaired they were not given increased capacities. Would the sewage lines and pumping stations be able to handle the increase in usage, and how so? Will the theoretical increase in sewage capacity curtail any future housing projects (apartment/condo) in Sundridge—i.e., would this project make any future infrastructure impossible?

Garbage:

Sundridge is charged a fee by Strong Township for the garbage service we receive. Will Strong Township increase their annual fee and if so by how much? There will be an increased amount of garbage from the town due to this project, so it is only logical this could result in an increased fee. Similarly, Bracebridge charges an annual fee for the recycling services they provide to Sundridge. Will Bracebridge also increase their annual fee due do the upsurge in collection volume created by this project?

If there are increased fees, who will be responsible for paying for this increase? Will the Town of Sundridge raise municipal taxes to cover the increase or will the fee difference be paid for by N.O.A.H?

District Social Services:

It is my understanding that the District Social Services will be involved in this project. This raises some concerns. Once social service and provincial money become involved this opens the project up to any Ontarian (no matter their age), and not just a senior resident from Sundridge or Almaguin. Rightly so, some portion of this project will be geared towards income housing. Having served for several years on the District Social Services Board I am well aware of the fact that income housing results in higher maintenance costs. Has the District Social Services Adjustment Board (DSSAB) confirmed in writing that all maintenance costs for the income housing will be paid for by DSSAB?

Taxation:

Being a non-profit organization means that N.O.A.H does not pay taxes (municipal or otherwise). Will the immediate and future costs associated with this project, including increased services and infrastructure, be covered through municipal taxation? Will the project result in an increase in municipal taxes where the project is located?

As previously stated in the beginning of this letter, I am not against this project. However, I believe there are important questions that the residents of Sundridge deserve to have answered. A greater amount of transparency would allow all of us to have more faith and support in this project.

I want to thank you for taking the time in addressing these questions and concerns.

Kind Regards,

Bill deVries July 6, 2020