

Mayor Wilma Wotten
John Henry - Regional Chair
Members of Town Council
Kevin Heritage - Director of Development Services
Valerie Hendry - Manager of Planning
Minister Todd McCarthy MPP
Jamil Javani MP
Hon. Paul Calandra - Minister of Housing Affairs
Hon. Robert Flake - Associate Minister
Michael Ramnanan - Director of Communications
Chief Kelly LaRocca - Scugog First Nation

We, Kathy Perna and Gilbert Kee, would like to formally submit our absolute opposition to the proposed development of 600-800 residential units in the Castle Harbour area of Port Perry by Avenu Properties (formerly Lalu Peninsula). We formally ask that you DO NOT proceed with the process of granting Avenu Properties a Minister Zoning Order.

Although we understand the need for housing in Ontario, we do not feel that this particular location or the town of Port Perry has the necessary infrastructure to support a 15% to 20% increase in population. We also strongly oppose building a development of this size on the wetlands and shores of Lake Scugog.

The following points outline our concerns:

- Avenu Properties stated at the last meeting (May 7th) that they have NO previous experience building anything!!! Let alone a subdivision of this size?? We know that Avenu Properties 'aquired' Lalu Peninsula, who they admit had a bad reputation. We are curious to know, has any due diligence been done regarding the ownership, financial stability, and history of this company?
- The proposed development of 600-800 units will add approximately 2000 new residents to a very small area, an area that is partially located on environmentally protected land
- drilling, excavation, installing septic and geothermal units, how will this affect the water table and water quality in this neighbourhood
- Avenu Properties is proposing, 32 single family/townhouse units and 568 apartment/condo units. They claim the units will be 'affordable' (30% below market) how can they assure this? With the cost of construction, roads and electric services, tons and tons of landfill, adding a new road, bringing municipal water to the site, cost of installing a private sewer and geothermal system for heating (maintaining both), building trails, docks, marina, (longterm maintenance of this), we don't see how this will be an affordable community?
- an additional 1000 vehicles that will be using Simcoe Sreet (arterial road) - Old Simcoe (secondary road) - Castle Harbour Drive (secondary road) these will be a major stress to the already poor secondary roads and the arterial road adjoining this proposed development

- the pollution and road run off from an additional 1000 vehicles will be substantial and detrimental to our wetlands and lake
- the environmentally sensitive lands around our lake specifically - Port Perry North Wetland, Beaver Meadow Creek and Lake Scugog shoreline, Williams Treaty land must be protected
- a proposed road for direct access from Simcoe Street will go directly through the wetlands south of Castle Harbour Drive, tons of fill will be required, this will destroy the nesting, migratory area and homes to hundreds of birds, turtles, cranes, fish, etc. It will destroy a portion of the Lake Scugog ecosystem
- the Castle Harbour neighbourhood is not within walking distance of public transportation or near any transportation hub. Public transportation is at best very limited in Port Perry overall
- there are no stores, medical services, schools within walking distance
- the Castle Harbour area is serviced by wells and septic - will this development have a detrimental affect our water supply?
- we have been informed that town water will be brought to the area, who pays for this?
- the sewage treatment plant they are proposing is self contained, can they make assurances that this system will not break down and run off into Lake Scugog, who maintains the system and pays for solid waste haulage going forward?
- there are currently long waiting lists for family doctors in Port Perry, as a result our hospital will see an increase in walk in patients, to an already strained hospital
- our police, ambulance and fire services will need to accommodate an additional 2000 people and 600-800 resident units, are we increasing funding to these services
- there are no plans for additional schools or a hospital expansion with in Port Perry
- the developer is proposing 60 boat docks and a marina, for canoes, paddle boats and electric boats, this is marshland??? Will they be allowed to dredge the lake to allow for this?
- this development does not conform to the existing neighbourhood, the official plans states that development in Urban areas will *support intensification and will integrate with existing residential areas*

- Port Perry Official Plan states - "*the significant natural heritage features, valley systems, significant forest area and wetlands provide habitat for a wide range of fish, wildlife and vegetation. There is sufficient land available for development in the Township without the need to disturb these environmentally sensitive areas*".

We urge you as members of our community, region and province to consider these factors and deny Avenu Properties both the Minister Zoning Order and any application for this project.

We look forward to your response.
Respectfully,

Kathy Perna & Gilbert Kee