

**From:** [Janice Hamilton-Dicker](#)  
**To:** [Mayor and Council](#); [Wilma Wotten](#); [Ian McDougall](#); [David LeRoy](#); [Janna Guido](#); [Robert Rock](#); [Harold Wright](#); [Terry Coyne](#); [Kevin Heritage](#); [Scugog Clerks](#); [Valerie Hendry](#); [Scugog Planning](#)  
**Subject:** MZO request for Avenu Properties letter  
**Date:** September 6, 2024 3:23:04 PM

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Dear Mayor and Council, Clerk's Department, Planning Department

This is our formal request to have our letter be included in the agenda for the September 16, 2024 meeting.

We are requesting that Council not endorse the Minister's Zoning Order (MZO) for Avenu Properties.

After going to numerous homes throughout the Port Perry area and talking to the residents about the proposed development, the overwhelming comments are that the location for this development is wrong and that the proposal is too large in size for the Port Perry area.

This significant provincial wetland must be preserved for future generations. Countless species will be disturbed and killed. Migratory birds are disappearing at an alarming rate and by building on this property which is known for its use by the migratory birds will make the situation even worse.

Even the Scugog Lake Stewards and the Mississaugas of Scugog Island are not in agreement with this proposal.

Voters are 100% against any road being built across the marshland and it is not possible for Castle Harbour Drive to handle any more traffic. This development would significantly increase traffic volume, therefore causing major safety issues.

Voters are extremely worried of any soil being brought in to either build the road or the development. They are worried that it could be contaminated and therefore polluting our lake and our wells.

This development will put more stress on our infrastructure. People in our community have been waiting for years for a doctor, our emergency responders will have a hard time coping with the influx of people. Our schools are over crowded now. At S.A. Cawker P.S., their library had to be cut in half to create a classroom. At Cornish P.S. the teacher's lounge was turned into a classroom so now the teachers have the stage as their lunchroom. At the Port Perry high school the Education Assistants room was turned into a classroom.

There is a lot of concern for the private sewage system that the developer is proposing. What happens if it breaks down, who will be responsible for the repairs and cleanup?

This proposed development is not compatible with the surrounding existing land uses and will not conform to the existing neighbourhood of single-family dwellings.

There is no benefit to advancing this project by a Minister's Zoning Order, but there will be problems if it is. This proposal must go through the proper channels of investigation.

The voters are trusting our Mayor and Council to listen to them and not endorse the MZO.

Thank you.

Janice and Selwyn Hamilton-Dicker

