

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 11:31 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Adele Chatten

Adele Chatten


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Adele Chatten

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 27, 2024 12:30 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Agnes Gibson

Agnes Gibson


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Agnes Gibson

From: [Save Port Perry Wetlands](#)
To: [Scugog Planning](#)
Subject: Save Port Perry Wetlands - sent on behalf of Aidan Pearce
Date: August 19, 2024 12:32:35 PM

Aidan Pearce



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Aidan Pearce

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: September 1, 2024 6:47 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Alexandra Davies

Alexandra Davies


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Alexandra Davies

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Amy King - FW: Concerns on new subdivision being proposed in Castle Harbour
Date: September 4, 2024 10:36:59 AM

From: Amy King [REDACTED]
Sent: Monday, May 27, 2024 1:25 PM
To: Mail Box <Mail@scugog.ca>
Subject: Re: Concerns on new subdivision being proposed in Castle Harbour

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Following up on this. I have not received any correspondence in regards to my request below.

Thank you,
Amy

On Wed, May 15, 2024 at 4:14 PM Amy King [REDACTED] wrote:

Hi there,

I am a resident of Scugog at [REDACTED] My children go to SA Cawker Public School which is directly impacted by this proposed development.

Can you please provide me with information that has already been published regarding the Castle Harbour proposed development? The website does not make it clear.

Secondly, can you please let me know what email/ phone number I can reach to voice my concerns?

Thank you,
Amy

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: September 2, 2024 11:54 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Anna Hiebert

Anna Hiebert


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Anna Hiebert

From: GrantandMarion Laird [REDACTED]
Sent: July 7, 2024 7:51 PM
To: Valerie Hendry
Subject: Avenu Proposal for Castle Harbour area.

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Hello Ms. Hendry.....

Please add our names to the list of people objecting to the proposed development for the Castle Harbour area. We believe the zoning should remain as is.

Thank you.
Grant and Marion Laird
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From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Brian Stephen - FW: Update and questions for proposed development on Castle Harbour Drive
Date: September 4, 2024 10:39:02 AM
Attachments: [image001.png](#)

From: brian stephen [REDACTED]
Sent: Wednesday, April 24, 2024 11:16 AM
To: Janice Hamilton-Dicker [REDACTED] Valerie Hendry <vhendry@scugog.ca>
Subject: RE: Update and questions for proposed development on Castle Harbour Drive

Good morning, Janice and thank you for keeping the Castle Harbour residents informed.
Valerie thank you for getting back to us.

Valerie can you please advise why the Mayor and council have not been willing to meet with the Castle Harbour residents yet have participated in private meetings with the developer and other interest groups. We are after all arguably the most impacted. Per Janices email it is our understanding that elected officials are expected to remain impartial during the consultation period. A project of this magnitude so out of keeping with existing land use requires a massive amount of study and technical evaluation to determine feasibility. Understandably the residents are upset that this has been publicly endorsed prior to the required due diligence.

We understand that developers have the right to develop and of course no one wants anything in our own backyard. We also understand the township is looking for new revenue streams but should only be endorsed once all concerns are publicly addressed.

In our opinion this project has not met that criteria due to numerous and legitimate concerns put before the township. Respectfully the developer nor council can not accurately confirm based on currently available information.

This property went through rigorous evaluation over many years to get regional approval for 20 homes so to have our representatives publicly endorsing such a deviation from existing plan is disturbing. Understandably the developer is attempting to utilize still unclear fast track legislation to build approximately 600 homes but in our opinion is not in keeping with intent.

Kind Regards
On behalf of the concerned Castle Harbour Residents
Brian Stephen

From: Janice Hamilton-Dicker [REDACTED]
Sent: Tuesday, April 23, 2024 3:26 PM
To: Valerie Hendry <vhendry@scugog.ca>
Subject: RE: Update and questions for proposed development on Castle Harbour Drive

Hello again Valerie,

Thank you for keeping us informed.

The information regarding the size of the property has been obtained from previous planning reports, for instance Township of Scugog Staff Report Number DEV-2018-032 under 2.1.

Proposal: that stated that Lalu Peninsula Inc. was the new owner of this 24.72 hectare (61.08 acres) parcel of land on the south side of Castle Harbour Drive.

It has however come to our attention that the Mayor and some of the Councillors have met multiple times with the developer and have publicly endorsed the development.

It is our understanding that until such time as there are public meetings and proper evaluation elected officials are obligated to remain impartial. This comment was found in the Township of Scugog minutes dated May 10, 2004. The Scugog Mayor at that time Marilyn Pearce advised a resident “that it is not appropriate for any Member of Council to take a position, either pro or con, prior to the public meeting – that the purpose of the public meeting is to gather more information from the Applicant and an opportunity to consider any concerns brought forward from the public”.

Could you please advise or comment.

Thank you.

Janice Hamilton-Dicker

From: Valerie Hendry <vhendry@scugog.ca>
Sent: Tuesday, April 23, 2024 11:15:12 AM
To: 'Janice Hamilton-Dicker' [REDACTED]
Subject: RE: Update and questions for proposed development on Castle Harbour Drive

Hi Janice, perhaps the developer acquired some land or their area calculation is different than yours. Without seeing a plan and them confirming the subject site it would be premature for me to comment. I am sure they will clarify for you at the April 30 meeting.

Bill 185 has not yet been proclaimed and in effect so I also cannot comment on the process for a new MZO request. Here is a hyperlink to the Provincial website about the process: [Zoning order framework | ontario.ca](https://www.ontario.ca/government/zoning-order-framework)

Valerie

Valerie Hendry, MCIP, RPP
Manager of Planning

Township of Scugog, 181 Perry St. P.O. Box 780, Port Perry, ON L9L 1A7

P:905.985.7346 ext 100, Fax: 905.985.9914

Website: www.scugog.ca

vhendry@scugog.ca

The information contained in this Township of Scugog electronic message is directed in confidence solely to the person(s) named above and may not be otherwise distributed, copied or disclosed including attachments. The message may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection and Privacy Act and by the Personal Information Protection Electronic Documents Act. The use of such personal information except in compliance with the Acts, is strictly prohibited. If you have received this message in error, please notify the sender immediately advising of the error and delete the message without making a copy. Thank you



Please consider the environment before printing this email.

From: Janice Hamilton-Dicker [REDACTED]
Sent: Tuesday, April 23, 2024 11:04 AM
To: Valerie Hendry <vhendry@scugog.ca>
Subject: RE: Update and questions for proposed development on Castle Harbour Drive

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Good morning Valerie,

Thank you for your response to my email.

Is there anyway that you could provide us the information before the meeting of April 30th where the additional acres came from?

Also, by removing the CIHA tool and revamping the Minister Zoning Order tool, does this make it easier for a developer to go through the approval process to build?

Thank you.

Janice

From: Valerie Hendry <vhendry@scugog.ca>
Sent: Tuesday, April 23, 2024 9:11:20 AM
To: 'Janice Hamilton-Dicker' [REDACTED]
Subject: RE: Update and questions for proposed development on Castle Harbour Drive

Good morning, Janice

This is the first I am hearing about a meeting with residents. Avenu Properties has not submitted the supporting documents to the Township for the proposal and to begin the public and agency consultation process before bringing a recommendation forward to Council for a decision. The developer can meet with whomever they choose before the application process begins. I do not know if the Mayor and Council have been invited to

the meeting on April 30, as have not yet heard back from her.

The Province has recently released Bill 185 for comment. The Province is now proposing to remove the CIHA tool and revamp the Minister Zoning Order (MZO) tool. The applicant will need to clarify to the Township what process they are applying for in accordance with the Planning Act.

It is hard for me to clarify what lands are subject to this development without seeing a map of the subject site. I am sure they will clarify that question for you at your meeting.

Take care,

Valerie

Valerie Hendry, MCIP, RPP

Manager of Planning

Township of Scugog, 181 Perry St. P.O. Box 780, Port Perry, ON L9L 1A7

P:905.985.7346 ext 100, Fax: 905.985.9914

Website: www.scugog.ca

vhendry@scugog.ca

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Please consider the environment before printing this email.

From: Janice Hamilton-Dicker [REDACTED]
Sent: Thursday, April 18, 2024 8:07 PM
To: Valerie Hendry <vhendry@scugog.ca>
Subject: Update and questions for proposed development on Castle Harbour Drive

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Hello Valerie,

We as residents were wondering what stage the proposed development on the south side of Castle Harbour Drive is at.

The developer Avenu Properties Corp. has sent an email out to residents informing them of a meeting that they will be hosting on April 30th at the library. This is unusual for the developer

to hold a meeting before the formal public meeting is it not? Also, will Township staff, the Mayor or Council be attending this meeting?

Also, in their letter they are advising that the development is proposed for a 100 acre site, this development site has always been listed as a 61.08 acre parcel of land. Could you please clarify where the additional acres are coming from.

Thank you.

Janice Hamilton-Dicker

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Stressed ecosystem
Date: September 4, 2024 9:36:23 AM

From: bryan hazelton [REDACTED]
Sent: Tuesday, July 16, 2024 12:14 PM
To: Wilma Wotten <wwotten@scugog.ca>; Terry Coyne <tcoyne@scugog.ca>; Todd McCarthy [REDACTED] Lou Rocha [REDACTED] Malcolm Ward [REDACTED] Kevin Heritage <kheritage@scugog.ca>
Subject: Stressed ecosystem

Ontario Tech University Professor of Environmental Biology Andrea Kirkwood called Lake Scugog “a stressed ecosystem.”

“Over the last few decades, urban development has disproportionately impacted water quality in the lake relative to agriculture, which is the dominant land-use in the watershed,” she continued, mentioning studies that indicate higher levels of phosphorus and chloride.

“Based on these findings, it is expected that urban development at the scale proposed by Avenu properties would only exacerbate the negative effects of urban development on lake health,” Kirkwood concluded.

Save our lake

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Cam Flieler - FW: Fire department / Save Scugog Wetlands
Date: September 4, 2024 9:36:57 AM

From: cam flieler [REDACTED]
Sent: Friday, August 30, 2024 4:19 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Fire department / Save Scugog Wetlands

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Scugog friends,

As a lifelong resident of Port Perry, I write you today with my concerns over the Castle Harbour development.

I am sure you have heard various concerns with regards to the environment, stress to our hospitals ,doctors office, school and infrastructure...all true, but one item that needs to be addressed is our fire department.

Being a former Scugog Fire and Emergency Services paid on-call/volunteer firefighter and currently a full time professional firefighter I have intimate knowledge with what makes a firehall tick, both full time and volunteer. I still keep in touch with my brothers and sisters from Scugog and am well aware of the new Chief situation and our aging fleet of apparatus. In fact I am told we have two pumpers that need replacing (one being a used pumper that was bought from Markham) and the other with well aged components.

From what I understand council has looked into the possibility of getting an Aerial/Platform truck with several buildings over three stories and the possibilities of more (Castle Harbour Development)

To help you understand from a fire department perspective, Pumpers are the meat and potatoes, the front run trucks, without reliable pumps you cant be a reliable department. They carry more water than an Aerial and are more agile and by more water I mean you will have about a five minute supply (Pumper) vs a three minute supply(Aerial) until you hit a hydrant, that's if you are only using a 45 mm line(flowing 500 litre per minute) and not a 65mm(1235 litres per minute) or a master stream flowing 4800 litres per minute and on top of all that having the man power to staff these which is a challenge in Scugog (seen it with my own eyes)

So what I am trying to point out is we need two new Pumpers ASAP! probably around 3-4 million dollars

For the pair, then an Aerial (minimum 2 million) with a current wait time of two years for both Pumper and Aerial, they just don't have car lots for these things, they are spec d out for the towns needs, and then hopefully some more fulltime staff because I know we are down a couple of full-timers, a proper water supply because our tanker shuttle will not be able to handle this type of development (Castle Harbour)

It is actually quite concerning how this Department is becoming outdated and understaffed! What is holding this department together is the firefighters (mostly volunteers/two fulltime) and their strong wills! But that is only going to take you so far. I have been on scene with this department and watched a house burn in front of me because we ran out of water!(terrible feeling when you are the firefighter and supposed to help) luckily no one was inside! It is just a matter of time before you have "The Big One" I have experienced this first hand with my current department and it had a happy ending, but I can tell you that Scugog Fire is not heading in the right direction. I hope that our new Chief Matthews will be able to fix this and help to restore the department, has anyone spoke to him about this development and the challenge it will bring to our Emergency services?

And what about all our long time residents that deserve a proper Fire Department and the help they deserve when they dial 911!

Lets work together to find solutions for our great town.

Thanks,
Cam Flieler

Sent from [Mail](#) for Windows

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 28, 2024 11:07 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Carolyn Burtch

Carolyn Burtch


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Carolyn Burtch

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Carolyn Hall - FW: Proposed development south of Castle Harbour
Date: September 4, 2024 9:38:24 AM

From: Carolyn Hall [REDACTED]
Sent: Friday, July 19, 2024 2:57 PM
To: Wilma Wotten <wwotten@scugog.ca>; Ian McDougall <imcdougall@scugog.ca>; Janna Guido <jguido@scugog.ca>; Terry Coyne <tcoyne@scugog.ca>; Jamil Jivani [REDACTED] >
Subject: Proposed development south of Castle Harbour

I would like comment on the proposed development south of Castle Harbour, and the seeking of an MZO to accommodate it.

This plan seems very overly ambitious and I do not feel our township has the infrastructure to accommodate it, both in terms of schools, traffic and certainly medical care. I am one of many long term residents (almost fifty years) who are currently without a doctor. How do you think this huge surge in population would be served? I did read one comment that this would be housing for physicians and could draw more to our township. I don't mean this badly but that is hogwash. There is plenty of available attractive housing to attract doctors, that is not the issue.

We currently have a number of new developments being built which have all gone through the proper process, why should this one be allowed the jump the normal barriers?

A further consideration is our lake, the thing that makes our community uniquely beautiful, and which draws tourists, potential homeowners and \$ here. The west shoreline of the lake is disgusting, almost impossible to get a boat through the weeds, a great deal of which is caused by municipal runoff from developed areas. You need only go to other portions of the lake to see the difference. Do we really need more runoff from a huge development on the lakeside?

The proposal calls for a private septic system I have been told. What happens if that fails - we do not have the sewage capacity to compensate for it, nor funds to correct it. Will it be like the never finished roads in Castle Harbour after the initial developer walked away?

In the short term this may help the tax base, in the long term I believe it would be a huge mistake. Please take a step back and listen to your constituents.

Respectfully,

Carolyn Hall

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Catherine Williams - FW: Over \$154M tied to detained Chinese-Canadian oligarch invested in GTA real estate | Globalnews.ca
Date: September 4, 2024 9:40:03 AM

-----Original Message-----

From: Catherine Williams [REDACTED]
Sent: Tuesday, July 30, 2024 6:16 PM
To: Wilma Wotten <wwotten@scugog.ca>; Janna Guido <jguido@scugog.ca>; Terry Coyne <tcoyne@scugog.ca>
Subject: Over \$154M tied to detained Chinese-Canadian oligarch invested in GTA real estate | Globalnews.ca

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I hope you have done your due diligence in investigating the investors involved with the present proposal in Castle Harbour. This is a travesty and very corrupt. My opinion.

<https://globalnews.ca/news/8637896/xiao-jianhua-family-companies-150-million-toronto-real-estate/>

Sent from my iPad

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 28, 2024 2:47 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Cathy Bradley

Cathy Bradley


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Cathy Bradley

Ahasar Syed

From: Celine Batterink [REDACTED]
Sent: Monday, January 08, 2024 10:40 PM
To: Scugog Planning
Subject: Avenu Properties Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I am interested in learning more about the development proposal by Castle Harbour Drive as information becomes available. Please let me know when the public meeting will be held as well.

Thanks very much,

Celine Batterink

Vanessa Reusser

From: Sadica Ramlochan [REDACTED]
Sent: January 10, 2024 3:44 PM
To: Wilma Wotten; mcdougall@scugog.ca; David LeRoy; Janna Guido; Robert Rock; Harold Wright; Terry Coyne; Kevin Heritage; Valerie Hendry; Scugog Planning
Subject: Property Development South Side Of Castle Harbour Dr

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Ahasar Syed

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Hi All

It has been brought to our attention,(the residents of this neighbourhood), the massive development proposed. We are strongly opposed to this development for many valid reasons, which we believe you should consider.

The impact on the protected flora and fauna along the waterfront and trails. The water consumption and sewage. The volume of traffic. The already burdened health care and waiting list for a doctor in Port Perry is over 3 years. Not enough schools to accommodate the already crowded classrooms.The limited retail outlets , that preserves this town image. Castle Harbour Dr itself is riddled with potholes, and has never been resurfaced . Lastly the coloured past of the proposed developer is questionable.

We wish you to please, not let this be passed. Our voice needs to be heard.

Concerned Resident

[REDACTED]
Celine Ramlochan

Sincerely,



From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Chris Rohr - FW: Castle Harbour Development Project
Date: September 4, 2024 9:42:00 AM

From: Chris Rohr [REDACTED]
Sent: Wednesday, June 19, 2024 11:38 AM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: Castle Harbour Development Project

You don't often get email from [REDACTED] [Learn why this is important](#)

Good morning, Mr. Coyne

My name is Chris Rohr, I'm a home owner in Ward 5, and I'd like to hear your opinion about the proposed development on Castle Harbour Drive just west of Simcoe Street.

I attended the public meeting at the library last month, and frankly I was shocked by how poorly thought out the project is, and how disrespectful the developers were to the audience, being our community members.

I would like to know what the status of this proposal is, including whether it has been approved by council and, if so, on what basis.

I look forward to hearing from you.

Chris

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 27, 2024 7:58 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Christina Wilson

Christina Wilson


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Christina Wilson

Vanessa Reusser

From: [REDACTED]
Sent: September 3, 2024 5:29 PM
To: Scugog Clerks; Kevin Heritage; Valerie Hendry
Subject: Please say 'NO' to MZO for Avenu Properties Sept 16th

Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

Hello Ralph, Kevin and Valerie

I'm sure by now you have received many emails and letters from concerned citizens of Port Perry about the proposed Avenu Properties 600 unit Development on the shores of Lake Scugog, so my letter won't be any different I'm sure. But we are hopeful that you will listen to your community and prevent the passing of the MZO on Sept 16th.

It has been my distinct pleasure to raise my family and be a part of this remarkable community in Port Perry for over 35 years. One thing I have learned is the passion we all have for this town. I chose to live in Port Perry after experiencing a similar uncontrolled development explosion in Markham. Once a charming hamlet with farms and fresh produce stands transformed almost overnight into a mega city. It is no longer a community where neighbours commune together and watch out for each other. It's impersonal, high crime, noisy and very busy. Not really 'advancement' in my opinion. My mother once lived in a historically protected farmhouse in Markham, that during their growth phase, was converted into a Grow Op. Is that really what we want here in Port Perry? We have so much incredible history to protect. There are plenty of other places in Ontario to build 'affordable housing' (whatever that definition truly means??) so why here, and why so quickly?? Why on our precious protected wetlands and shores of Lake Scugog? We have already met Durhams population growth numbers for 2026 so why are we trying to exceed that? No one has provided any answers to any of these questions?

The proposal to build 600 units on our lakefront is worth a head scratch for sure, let alone on our protected wetlands. That's just absurd. If we pass the MZO on Sept 16th, from everything I've read, we hand off the decision to the province and we lose decision power and the ability to appeal. Why does this make any logical sense at all??? The province will build whatever they want without proper studies or assessments (we have already seen this from Doug Ford throughout Toronto) . And after all, why should they care....they don't live here!! Someone has to stand up and stop the destruction of our wetlands/greenbelts and leave the 'affordable housing' in the already established cities. Please let that be us!

I have faith in this council that decisions will be made in favour of protecting the unique community we have built over the hundreds of years that Port Perry has graced these shores.

Hopefully yours,
Cindy Johnston RN

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Colleen Green - FW: Avenu Properties
Date: September 4, 2024 9:43:55 AM

-----Original Message-----

From: Colleen Green [REDACTED]
Sent: Friday, August 30, 2024 4:14 PM
To: Wilma Wotten <wwotten@scugog.ca>
Subject: Avenu Properties

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Mayor Wilma Wotten

I am happy to see Port Perry growing with proposed subdivisions such as Avenu Properties. However I am very concerned that Avenu's proposed development is on a sensitive wetland.

Lake Scugog is a huge draw not just for tourists, people choosing to move here, movie productions and those that already live here. If we allow the lake to die due to poor lake stewardship we will be allowing Port Perry to die with it. I just don't see building on a swamp as a good idea for anyone.

Is there not another piece of land within Scugog that Avenu could choose to build on?

It pains me to suggest this but would the Township be willing to trade the Port Perry fairgrounds property for the current property Avenu wants to build on. The fairgrounds already have town water and sewage lines, it is flat and would be far less expensive for Avenu to prep. There must be Township land outside of Port Perry that the Township could offer to the Port Perry Agricultural Society. I know a few years ago the owner of the land by Shepstone Haulage was will to trade land for the fairgrounds. I think it would be worth exploring.

As a member of the Port Perry Agricultural Society I know most members do not want to lose our little patch of heaven but most members are realistic enough to know that some day the land will no longer be available to us.

I don't know if this is a doable suggestion but I did want to offer it for your consideration.

Sincerely,

Colleen Green
Concerned Citizen and
Publisher, The Standard News
[REDACTED]

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This email has been checked for viruses by Avast antivirus software.
www.avast.com

Avenu Properties

Castle Harbour Drive Development Proposal

Avenu Properties is asking Scugog Township to support a rezoning:

- Without filing a rezoning application
- Without paying the proper fees
- Without consulting with affected governing and review bodies
- Without the Township consulting the affected members of the public

Avenu Properties wants the Township to ask for a Minister's Zoning Order (MZO) approval, where:

- The Minister of Municipal Affairs and Housing has no requirement to have any regard for any of the underlying policies of the Township, Region or Conservation Authority.
- The Township will have shown its support for the MZO By-law as written by the proponent, and has given up any right or expectation for further consultation.
- The decision is not appealable by anyone.

The requested zoning does not comply with the following Township and Regional Official Plan (OP) policies:

Density	The zoning permits 600 residential units, about 3x the allowable density in the OP
Environmental	The Environmental Protection Zone boundary (currently approx 40% of the site) has been removed, with a note "boundary to be confirmed" through an unaccountable process by the Minister, and in breach of the OP environmental policies
Parkland	The zoning does not require the 1.32 ha park required by the OP
Affordable Housing	The zoning does not require the 25% low to moderate income housing required by the OP
Servicing	The proposal relies on private communal sanitary services, which is not contemplated in Urban Areas in the OP

The requested zoning also does not:

- Fit within the Township's standard zone categories
- Include any of the Township's zoning provisions other than a few definitions
- Require typical public benefits such as the dedication of environmental lands, the waterfront trail and public art
- Secure the provision and ongoing operation of a required second water supply line, the required water recycling tech, the private communal sanitary services, and the proposed downtown transit shuttle bus service

If the Township decides to ask for this MZO, it could be:

- In breach of its OP, which requires "*any Amendment to the existing By-law shall be in conformity with this Plan*"
- Undermining the Township's Planning process
- Undermining the Township's General Zoning By-law
- Abdicating its responsibility to hold developers responsible for development costs, instead of burdening the taxpayers
- In breach of its Council Member's Code of Conduct

If you are concerned about this, please advise the Clerk's office that you wish to attend, and possibly speak, at:

Planning and Community Affairs Committee
Monday September 16, 2024 at 6:30 pm
Council Chambers, Municipal Building
181 Perry St., Port Perry

clerks@scugog.ca
905-985-7346

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: September 3, 2024 11:23 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Constance Petley

Constance Petley


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?


I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Constance Petley

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 29, 2024 9:53 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Craig Hucal

Craig Hucal


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Craig Hucal

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Cynthia Johnston - FW: Proposed subdivision by Avenu Properties
Date: September 4, 2024 9:47:05 AM

-----Original Message-----

From: Cynthia Johnston [REDACTED]
Sent: Tuesday, June 18, 2024 8:10 PM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: Proposed subdivision by Avenu Properties

Hi Terry

I recently read an article on the Port Perry Bulletin posted by a concerned resident of Port Perry (and on behalf of Castle Harbour residents) about a proposed subdivision South of Castle Harbour and east of Simcoe St. I honestly had to read the article numerous times because I couldn't believe what I was reading.

I have been a resident of Port Perry for 33 years and originally chose this town for its unique charm. I understand that towns need to grow but expansion should be handled much more strategically. Infrastructure is absolutely critical prior to any expansion and I don't see the township preparing, or considering this, in any way.

In the past 5 years I have seen staggering change of this small serene loving community to one of increased crime and overcrowding (when I say overcrowding I mean our parks, schools, medical facilities, roads etc). I can't even get my grandson on the play equipment at Palmer park for all the people coming in from out of town (and by the way these people are not buying food or items that will support our town....they bring their own and then leave their grange behind as a 'thank you'). It's outrageously concerning.

Now there's a proposal on the table to add another 1500-2000 people, into 'affordable' housing and apartment buildings that will be developed on a protected marshland, and without the proper infrastructure in place.

I do not live in Castle Harbour but I definitely stand with the concerned citizens of this beautiful town. I 1000% appose this new development and hope our council members understand the potential impact it will have and will make the right decision to protect this town and its critical wildlife.

Please feel free to share my email with all parties on the council that have a say in this decision.

No more subdivisions, or people, until we can handle what we already have!!

Sincerely
Cindy Johnston

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 28, 2024 10:07 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Diane Eppel

Diane Eppel


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Diane Eppel

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 30, 2024 9:42 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of DONNA FREDERIKSEN

DONNA FREDERIKSEN


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.

DONNA FREDERIKSEN

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: September 3, 2024 10:56 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Emma Pinchers

Emma Pinchers


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Emma Pinchers

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Eric and Linda Fletcher - FW: Avenu Development
Date: September 4, 2024 10:40:14 AM

From: Linda Fletcher [REDACTED]
Sent: Thursday, May 16, 2024 2:02 PM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: Avenu Development

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear sir,

We are deeply concerned about the proposed 600 unit Avenu Development in Port Perry. Our town's resources and infrastructure structure would be severely challenged. For the present population there are severe shortages of doctors and classrooms, and limited resources for water and sewage. But the most significant concern is for Lake Scugog.....a prime source of drinking water for Lindsay as well as an integral part of life in Port Perry and surrounding communities.

How can Premier Ford state that they have ruled out allowing municipalities to build fourplexes in small communities?and then instigate the M.Z.O. potentially allowing such a development to take place on and under the water of Lake Scugog?

A short sited decision would affect the lake and our town for generations!
Secondly the futuristic design of in-place- sewage disposal in a large number of units also must rely on the town's sewage for sludge removal . Will Avenu submit the financial securities and insurances for the maintenance of the in-place - sewage system and the completion of the development? Or will this responsibility be turned over to the actual construction company and the town?
The Avenu representatives certainly spin all the buzz words; community outreach, sustainability, affordability, mobility and care for the elderly. But this proposed venture is sited in the wrong place on an environmentally sensitive parcel of wetland on the shore and under the water of Lake Scugog!

We implore you to be very cautious of this company and their proposed development!

Thank you for your deep consideration of this matter on behalf of our community.

Regards,

Eric and Linda Fletcher Sent from my iPad

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Erin and Paul Straughan - FW: Castle Harbour Drive Property
Date: September 4, 2024 10:40:37 AM

From: Erin Straughan [REDACTED]
Sent: Tuesday, December 12, 2023 10:45 PM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: Castle Harbour Drive Property

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Councillor Coyne, my husband and I have lived on Castle Harbour Drive for over 13 years. We are proud residents of Port Perry, raising our two son in a community that we love. We are connecting with you regarding our concern over the proposed development of 800 units on Castle Harbour Drive.

While we understand there is need for development in town, we do not feel this is the right place for a project of this size and density. The amount of fill required and oversight to ensure the fill is clean should be concerning given the ecosystem with direct impacts to lake Scugog.

The last development proposed for the property sited 6000-10000 dump trucks of fill. Large trucks that given the street structure (width) when passing do not safety provide passage for the children walking to the school bus stop located at Castle Harbour Drive and Cawkers Cove.

We are also flagging the amount of accidents that take place at Castle Harbour Drive and Simcoe Street. The proposed 800 units with potentially 1600 vehicles (estimated 2 cars per unit) on a single two lane road leading to Simcoe is irresponsible. Castle Harbour Drive as it is lacks sidewalks and often has issues of speeding drivers. The negative impact to pedestrian safety would be greatly impacted and it is only a matter of time before a fatal accident happens at the corner.

The road structure of Castle Harbour Drive is not compatible for construction traffic and our the increased traffic flow for all that is proposed.

The property of the proposed build of 800 units is home to many species and would decimate the fragile ecosystem once again very connected to Lake Scugog. We urge for new environmental assessments and that the Town does not willingly accept the word of grandfathered environmental assessments.

We urge you to vote against this property and any future requests to accelerate the development of the property in question. As our representative we urge for you to stand up for the residents of Castle Harbour Drive.

We thank you for taking the time to consider our request. We are looking forward to hear from you.

Erin and Paul Straughan



From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Erin Straughan - FW: Castle Harbour Drive Property
Date: September 4, 2024 9:52:40 AM

From: Erin Straughan [REDACTED]
Sent: Tuesday, December 12, 2023 10:45 PM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: Castle Harbour Drive Property

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Councillor Coyne, my husband and I have lived on Castle Harbour Drive for over 13 years. We are proud residents of Port Perry, raising our two son in a community that we love. We are connecting with you regarding our concern over the proposed development of 800 units on Castle Harbour Drive.

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We thank you for taking the time to consider our request. We are looking forward to hear from you.

Erin and Paul Straughan



Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 28, 2024 6:56 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Fabio Boninsegna

Fabio Boninsegna


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Fabio Boninsegna

From: Janice Hamilton-Dicker [REDACTED]
Sent: July 19, 2024 10:54 AM
To: Valerie Hendry
Cc: Kathy Perna
Subject: FW: July 30, 2024 deadline

Follow Up Flag: Follow up
Flag Status: Completed

Hi Valerie,

On behalf of the residents, we have a few questions:

- 1.Regarding the July 30th, 2024 deadline for comments from agencies. Seeing that this is the summer months and many people in different organizations are on holidays, will there be an extension on that time so that all of the reports can be received?
- 2.Also, many in the community are in opposition to the proposed development and would like their comments recorded, they would like to send additional letters to the Mayor, Council and staff. Would these letters be included in the planning reports and is July 30th the deadline for them as well?
- 3.Will the Mon., Sept. 16, 2024 meeting with Council be open to the public and will delegations be allowed to speak?

Thank you.

Janice Hamilton-Dicker

From: Kevin Heritage
Sent: August 14, 2024 10:13 AM
To: Scugog Planning
Subject: FW: Save Port Perry Wetlands - sent on behalf of Cory Clarke

Follow Up Flag: Follow up
Flag Status: Completed

Sincerely,

Lindsay Burnett she/her) – [what's this](#)
Executive Assistant to the
Director of Development Services



181 Perry Street, P.O. Box 780,
Port Perry, ON L9L 1A7
Tel: 905-985-7346 ext. 120
lburnett@scugog.ca
www.scugog.ca

The information contained in this Township of Scugog electronic message is directed in confidence solely to the person(s) named above and may not be otherwise distributed, copied or disclosed including attachments. The message may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection and Privacy Act and by the Personal Information Protection Electronic Documents Act. The use of such personal information except in compliance with the Acts, is strictly prohibited. If you have received this message in error, please notify the sender immediately advising of the error and delete the message without making a copy. Thank you



From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Tuesday, August 13, 2024 9:52 AM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Cory Clarke

Cory Clarke



Cory Clarke

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Ainsley Preston
Date: September 4, 2024 9:31:58 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 6:11 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Ainsley Preston

Ainsley Preston



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Ainsley Preston

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Allan Ashkewe
Date: September 4, 2024 9:32:18 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 6:57 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Allan Ashkewe

Allan Ashkewe



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

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Thank you.
Allan Ashkewe

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Chris Grant
Date: September 4, 2024 9:41:32 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Tuesday, August 13, 2024 7:39 PM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Chris Grant

Chris Grant



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

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Thank you.
Chris Grant

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Clements Christine
Date: September 4, 2024 9:43:21 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Wednesday, August 14, 2024 5:19 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Clements Christine

Clements Christine



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Clements Christine

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Colton Cameron
Date: September 4, 2024 9:44:23 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Tuesday, August 13, 2024 7:14 PM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Colton Cameron

Colton Cameron



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Colton Cameron

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Cory Clarke
Date: September 4, 2024 9:44:52 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Tuesday, August 13, 2024 9:52 AM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Cory Clarke

Cory Clarke



Cory Clarke

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of David McIntyre
Date: September 4, 2024 9:47:47 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Tuesday, August 13, 2024 8:00 PM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of David McIntyre

David McIntyre



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

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Thank you.
David McIntyre

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Davina Jones
Date: September 4, 2024 9:49:27 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Tuesday, August 13, 2024 1:37 PM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Davina Jones

Davina Jones



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community. I have read the Envision Durham plans...this should never be allowed to happen and that is clearly stated in the plans. What is the point in planning properly if they just end up ignoring the solid reasons why those plans were created? These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the

developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Davina Jones

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Debbie Clarke
Date: September 4, 2024 9:48:22 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Tuesday, August 13, 2024 9:51 AM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Debbie Clarke

Debbie Clarke



Debbie Clarke

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Debra Parry
Date: September 4, 2024 9:48:44 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Wednesday, August 14, 2024 5:05 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Debra Parry

Debra Parry



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and

interests.

Thank you.
Debra Parry

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Donna Haw
Date: September 4, 2024 9:50:37 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Tuesday, August 13, 2024 8:00 PM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Donna Haw

Donna Haw



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Donna Haw

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Jack Taylor
Date: September 4, 2024 9:56:41 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 11:40 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Jack Taylor

Jack Taylor



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Jack Taylor

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Jackie Garratt
Date: September 4, 2024 9:57:08 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 11:39 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Jackie Garratt

Jackie Garratt



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Jackie Garratt

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Jeanne Symes
Date: September 4, 2024 9:59:59 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Sunday, August 11, 2024 12:06 PM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Jeanne Symes

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Jeanne Symes



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and

interests.

Thank you.
Jeanne Symes

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Jennifer Britton
Date: September 4, 2024 10:00:17 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 8:52 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Jennifer Britton

Jennifer Britton



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Jennifer Britton

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Jennifer Dale
Date: September 4, 2024 10:00:31 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Tuesday, August 13, 2024 7:15 PM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Jennifer Dale

Jennifer Dale



Jennifer Dale

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Jennifer Fletcher
Date: September 4, 2024 10:01:12 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Sunday, August 11, 2024 10:53 AM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Jennifer Fletcher

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Jennifer Fletcher



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and

interests.

Thank you.

Jennifer Fletcher

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Jill Collins Minshull
Date: September 4, 2024 10:02:35 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 5:53 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Jill Collins Minshull

Jill Collins Minshull



Please do not let this become another Greenbank Airport enviro disaster or Lakeridge Road helipad dirty fill dump! I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and

interests.

Thank you. Jill Minshull
Jill Collins Minshull

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of John Kennedy
Date: September 4, 2024 10:03:38 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Monday, August 12, 2024 7:42 AM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of John Kennedy

John Kennedy



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

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Thank you.
John Kennedy

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Joy McDonald
Date: September 4, 2024 10:04:10 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Wednesday, August 14, 2024 3:51 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Joy McDonald

Joy McDonald



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Joy McDonald

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Judy Preston
Date: September 4, 2024 10:05:33 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 6:15 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Judy Preston

Judy Preston



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Judy Preston

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Kayleigh Godecharle
Date: September 4, 2024 10:06:20 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Monday, August 12, 2024 11:12 AM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Kayleigh Godecharle

Kayleigh Godecharle



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests. You have also not properly consulted with williams treaty. You dont

respect the lake or the land you are on. You are guests. Always will be. Act like
it
Kayleigh Godecharle

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Kerri Brangers
Date: September 4, 2024 10:07:19 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Wednesday, August 14, 2024 9:57 AM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Kerri Brangers

Kerri Brangers



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Kerri Brangers

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Laura Preston
Date: September 4, 2024 10:12:05 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Wednesday, August 14, 2024 5:29 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Laura Preston

Laura Preston



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Laura Preston

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Lorrie Mackinnon
Date: September 4, 2024 10:14:58 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Wednesday, August 14, 2024 5:39 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Lorrie Mackinnon

Lorrie Mackinnon



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Lorrie Mackinnon

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Lucy Matchette
Date: September 4, 2024 10:15:21 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 11:58 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Lucy Matchette

Lucy Matchette



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Lucy Matchette

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Marshall Thompson
Date: September 4, 2024 10:16:12 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Monday, August 12, 2024 1:27 PM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Marshall Thompson

Marshall Thompson



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Marshall Thompson

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Mel Maher
Date: September 4, 2024 10:16:37 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 10:36 AM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Mel Maher

Mel Maher



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Mel Maher

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Michael Coll
Date: September 4, 2024 10:17:43 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Saturday, August 10, 2024 8:28 PM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Michael Coll

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Michael Coll



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Michael Coll

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Neil Clarke
Date: September 4, 2024 10:19:25 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Tuesday, August 13, 2024 9:50 AM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Neil Clarke

Neil Clarke



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Neil Clarke

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Olivia Hunt
Date: September 4, 2024 10:19:51 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Wednesday, August 14, 2024 6:50 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Olivia Hunt

Olivia Hunt



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Olivia Hunt

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Paul Mountain
Date: September 4, 2024 10:20:33 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Sunday, August 11, 2024 2:24 PM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Paul Mountain

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Paul Mountain



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Paul Mountain

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Peter Lewis
Date: September 4, 2024 10:21:32 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Friday, August 23, 2024 11:12 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Peter Lewis

Peter Lewis



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Peter Lewis

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Phaedra McIntyre
Date: September 4, 2024 10:27:51 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Tuesday, August 13, 2024 7:03 PM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Phaedra McIntyre

Phaedra McIntyre



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Phaedra McIntyre

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Regan Preston
Date: September 4, 2024 10:28:23 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 6:10 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Regan Preston

Regan Preston



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Regan Preston

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Rob Sinclair-Day
Date: September 4, 2024 10:28:40 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Monday, August 12, 2024 11:13 AM
To: Kevin Heritage <kheritage@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Rob Sinclair-Day

Rob Sinclair-Day



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Rob Sinclair-Day

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Ron Preston
Date: September 4, 2024 10:28:59 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 6:14 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Ron Preston

Ron Preston



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Ron Preston

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Save Port Perry Wetlands - sent on behalf of Steve Preston
Date: September 4, 2024 10:31:54 AM

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: Thursday, August 15, 2024 6:13 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Save Port Perry Wetlands - sent on behalf of Steve Preston

Steve Preston



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Steve Preston

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: FW: Significant concerns over Avenu Development
Date: September 4, 2024 9:39:19 AM

From: Carolynn MacKinnon [REDACTED]
Sent: Tuesday, June 18, 2024 9:36 PM
To: Wilma Wotten <wwotten@scugog.ca>; Terry Coyne <tcoyne@scugog.ca>
Subject: Significant concerns over Avenu Development

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Terry and Wilma,

Please consider this note as an expression of my strong concern over the proposed Avenu development on Castle Harbour.

I know you are under intense pressure to provide affordable and rapid development under the premiers new “fast tracking“ guidelines.

I also know that we need (and you want to deliver) more reasonably priced housing to attract people to live and work in our town.

I am presently on the PP United Church’s search committee to find a new minister and it is very difficult to attract candidates due to our housing costs (minister salaries are moderate at best).

My concerns based on attending meetings, listening hard to the presentations and using common good sense and my business background are that this is not the “deal” which will bring good results to our community for the following reasons:

- The newly formed company seems to be sketchy at best. No history, no past evidence of success , no transparency of ownership. Is this just a land transfer exercise? Is this a ploy for the “former” owner to flip the property? Is this being driven by another developer who is waiting to buy the property - one who was denied elsewhere in the green belt ? I know you are aware of all of these things and they will cause headaches in the future. This could easily become a dirty deal and reflect badly on the council and make our town known as a place for reckless development.

- Too manytime the answer was “we will take that into consideration”. If they can’t answer basic questions now, they aren’t really invested in the project.
- Too many issues on the site to make this a slow project. Environmental hoops alone will take years. Litigation will slow this one down and rapid development will be lost.
- The avg price on this project won’t be less than \$1million per unit. Not with that location - the location will drive the market price and affordable housing will become unaffordable, much to the developers delight.
- Concerns about schooling and healthcare are rampant but weak. The system will stretch and adapt - medical workers and teachers need affordable places to live and if it is the right project, with housing to accommodate those people, the community will adjust. This will only happen with an affordable project.

The premiers “fast tracking” plan is for affordable and rapid development - this project is neither of those things and should have to go through the normal checks and balances of a full review.

Those are just a few of my thoughts. I hope you will consider them and not allow this project to go forward in a rapid format.

Sincere regards,

Carolynn MacKinnon



Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: September 3, 2024 8:32 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of George Peplinskie

George Peplinskie


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
George Peplinskie

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 28, 2024 9:34 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Gilbert Kee

Gilbert Kee


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Gilbert Kee

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Ivo Finotti - FW: Avenu Equus
Date: September 4, 2024 10:41:05 AM

From: [REDACTED]
Sent: Wednesday, May 15, 2024 1:57 PM
To: Terry Coyne <tcoyne@scugog.ca>
Cc: Wilma Wotten <wwotten@scugog.ca>; Ian McDougall <imcdougall@scugog.ca>
Subject: Avenu Equus

I attended the meeting hosted by AVENU EQUUS at the library last Wednesday. I have attached their presentation FYI. I was glad to hear AVENNU clearly state they are not a builder. They are a company that maintains assets. A property management company.

Slide 10 entitled Stakeholder Consultation Process was used during the meeting to emphasize the extensive consultation that has taken place and the support for the project. I was surprised to see the Economic Development Advisory Committee and the Focus on Scugog on the slide. I confirmed with the Economic Development Advisory Committee chair that there had been no contact save an invitation to a AVENU event at Two Blokes that the chair Keith Williams did not attend. Focus on Scugog also confirmed there were no consultations. These easily contradicted facts cast doubt on the whole presentation. I have not checked any other facts presented. In addition I was surprised that Medical Associates were not consulted as they are the key supplier of healthcare in Port Perry.

The concept of Friday Harbour was mentioned along with the emphasize that AVENU has not ceded lands in the lake hence they can do what they want. A quick search on [Realtor.ca](#) shows homes in Friday Harbour listed for \$2,400,000 and condos for \$775,000 which is outside the upper range of current real estate in Port Perry.

On the positive side we finally got an answer to what AVENU considers affordable seniors oriented housing. Simply put it is the "legal" definition that is 30% less than the regular price. So instead of \$2,400,000 for a home we are

talking \$1,680,000. Instead of \$775,000 for a condo we are talking \$542,500. Plus condo and association fees I believe this is significantly more than our current market.

There was mention of the pedestrian bridge to the waterfront trail with the comment that it is subject to acceptance by the owners of the waterfront trail, Canterbury Commons. I would appreciate clarification from the township as I was led to believe the waterfront trail belonged to the township and is maintained by the township.

The EQUUS proposal will result in housing significantly more expensive than what we currently have in Port Perry. This will irrevocably change our community. Please do not read acceptance into the lack of outrage on what has been discussed so far. It makes no sense to spend time and effort until a plan is presented to the township for consideration.

I would also respectfully suggest that any contract between the township and AVENU be very clear specific and precise and avoid nebulous terms like best efforts, second phase plans may include, etc... I would suggest we clearly understand the sources of the funding for this proposal and secure guarantees for performance to mitigate risks.


Regards

Ivo Finotti



Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 28, 2024 10:12 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Janelle Haldenby

Janelle Haldenby


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Janelle Haldenby

Vanessa Reusser

From: Janice Hamilton-Dicker [REDACTED]
Sent: April 25, 2024 6:27 PM
To: Wilma Wotten; mcdougall@scugog.ca; David LeRoy; Janna Guido; Robert Rock; Harold Wright; Terry Coyne; Kevin Heritage; Valerie Hendry; Scugog Planning; info@scugoglakestewards.com; info@scugogfirstnation.com; Geninfo; NRISC@ontario.ca
Subject: Objection to proposed development on Castle Harbour Drive, Port Perry

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Valerie Hendry

Without Prejudice.

We would like to express our objection to the proposed development of 500-600 housing units of mixed unit types, sizes, tenures on the south side of Castle Harbour Drive, in Port Perry by the owner/applicant Avenu Properties Corp. formerly Lalu Peninsula Inc. The owner/applicant was previously given permission to build 20 single-family dwellings, not 500-600 housing units. The owner/applicant wishes to use the "Community Infrastructure Housing Accelerator" and has been endorsed by some of the Township of Scugog Council members despite a lack of clarity on the legislation.

Castle Harbour residents have requested a meeting with local elected representatives. To date no meeting has occurred. It has however come to our attention that the Mayor and some of the Councillors have held private meetings with the developer and have publicly endorsed the project, despite no public meeting nor any response to resident's concerns. It is our opinion and understanding that elected officials are expected to maintain neutrality until such time all concerns have been addressed in a public forum.

In our opinion this proposed development is not compatible with the surrounding existing land uses and will not conform to the existing neighbourhood of single-family dwellings. Building 5 storey apartment units next to these homes is wrong. Ontario Premier Doug Ford recently stated that they have ruled out allowing municipalities to build fourplexes in little communities. He stated that it was off the table for them.

The province wants to "Super Size" neighbourhoods that are close to transit hubs. There is no transit hub in Port Perry, and we have no public bus service in this area. There is no stores or medical buildings close by and to get to them, people must drive to them.

This development would significantly increase traffic volume and is not permitted to access residential roads like Castle Harbour Drive. Installing traffic lights will not help the situation due to the location of Castle Harbour Drive onto Simcoe Street and the curve in the road. Not to mention the very poor condition that Castle Harbour Drive is in now.

The drawings that the owner/applicant presented showed very limited parking spaces within the development. Where will the 1,200 or more people, plus the service type vehicles park? There is no room for extra parking on Castle Harbour Drive.

There is great concern for the existing infrastructure in the Township of Scugog and how 1,200 more people will affect it. Some residents in our community have been on a waiting list for a family doctor for three years. Without a family doctor, these new residents would have to go to the hospital or walk in clinic, which have long line ups now. Our Fire Department has mostly part time staff and will not be able to handle a large increase in the population. Our schools are

at capacity now and there are no plans on building any new ones. Portables are not an option due to there being a shortage of them.

The existing neighbourhood is on wells and septic. This proposal is calling for town water that would be brought in after construction of a water line. The owner/applicant stated they would have enough capacity to start the project. Where would the additional water come from and who will pay for it in order to complete the project and what does this mean for a timeline of the completion of the project? This development deviates significantly from the approved 20 single-family dwellings. Also, we question the safety of their own private sewage system being proposed. This site is right next to Lake Scugog what if this system fails, that is our lake that could be destroyed. Who would be responsible for the cleanup?

The proposed site has numerous wet areas. In order to build the previous proposed 20 single-family dwellings, 6,000 truck loads of soil would have to be brought in. How many truck loads would have to be brought in to build 500-600 units? If contaminated soil is brought in, the local wells and lake would also be contaminated.

The proposed site is an environmentally sensitive land. Migratory birds with numbers estimated between 60-75 in one week of counting use this site for nesting. Northern Redbelly Dace fish have been found in the drain area on this property. In the many pond areas on this property Spring Peeper Frogs' nest as do ducks. There is protected Butternut Trees in this area and any construction near them would harm them. The Port Perry North Wetland, the Lake Scugog shoreline and the Beaver Meadow Creek must be protected.

We are proposing that a better site be found that would be suitable for clusters of townhomes and five storey buildings.

Respectfully,
Concerned Castle Harbour Residents
Janice and Selwyn Hamilton-Dicker



Those letter sent to:

Mayor Wilma Wotten, wwotten@scugog.ca:

Ian McDougall (Regional Councillor), mcdougall@scugog.ca

David Le Roy (Ward 1 Councillor), dleroy@scugog.ca

Janna Guido (Ward 2), jguido@scugog.ca

Robert Rock (Ward 3), rrock@scugog.ca

Harold Wright (Ward 4), hwright@scugog.ca

Terry Coyne (Ward 5), tcoyne@scugog.ca

Kevin Heritage (Director of Developmental Services), kheritage@scugog.ca

Valerie Hendry (Manager of Planning), vhendry@scugog.ca

General Inbox for the Planning Division, planning@scugog.ca

The Regional Municipality of Durham Planning and Economic Development Dept., to send email Google Durham Region

Scugog Lake Stewards Inc., info@scugoglakestewards.com

Mississaugas of Scugog Island First Nation, info@scugogfirstnation.com

Mark Majchrowski, Current CAO Kawartha Conservation, geninfo@kawarthaconservation.com

Matthew Mantle, Director of Planning and Development Services, Kawartha Conservation,
geninfo@kawarthaconservation.com

Ministry of Natural Resources and Forest, Southern Region, NRISC@ontario.ca

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Janice Hamilton-Dicker - FW: Development property south side of Castle Harbour Drive
Date: September 4, 2024 10:42:50 AM

From: Janice Hamilton-Dicker [REDACTED]
Sent: Wednesday, December 6, 2023 9:49 AM
To: Kevin Heritage <kheritage@scugog.ca>; Carol Coleman <ccoleman@scugog.ca>
Subject: Development property south side of Castle Harbour Drive

Hello,

Could you please provide an update on the development property on the south side of Castle Harbour Drive please. On November 20th and on December 4th a person from the surveying company Van Harten was surveying the property.

Have you heard from the owners and are they planning on building soon?

What conditions still need to be fulfilled in order to start building?

Who would be our contact person in future?

Thank you.

Janice Hamilton-Dicker
[REDACTED]

(Representing the neighbours in the Castle Harbour community)

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Janice Hamilton-Dicker - FW: Update and questions for proposed development on Castle Harbour Drive
Date: September 4, 2024 10:43:17 AM

From: Janice Hamilton-Dicker [REDACTED]
Sent: Thursday, April 18, 2024 8:07 PM
To: Valerie Hendry <vhendry@scugog.ca>
Subject: Update and questions for proposed development on Castle Harbour Drive

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Valerie,

We as residents were wondering what stage the proposed development on the south side of Castle Harbour Drive is at.

The developer Avenu Properties Corp. has sent an email out to residents informing them of a meeting that they will be hosting on April 30th at the library. This is unusual for the developer to hold a meeting before the formal public meeting is it not? Also, will Township staff, the Mayor or Council be attending this meeting?

Also, in their letter they are advising that the development is proposed for a 100 acre site, this development site has always been listed as a 61.08 acre parcel of land. Could you please clarify where the additional acres are coming from.

Thank you.

Janice Hamilton-Dicker

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: September 3, 2024 7:42 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Jason Lepine

Jason Lepine


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Jason Lepine

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Jean Templeman - FW: New Development
Date: September 4, 2024 10:43:52 AM

From: j temp [REDACTED]
Sent: Wednesday, May 8, 2024 4:41 PM
To: Wilma Wotten <wwotten@scugog.ca>; Ian McDougall <imcdougall@scugog.ca>; David LeRoy <dleroy@scugog.ca>; Janna Guido <jguido@scugog.ca>; Robert Rock <rrock@scugog.ca>; Harold Wright <hwright@scugog.ca>
Subject: New Development

You don't often get email from [REDACTED] [Learn why this is important](#)

My name is Jean Templeman. I have lived in Port Perry my entire. I understand growth and progress, it's inevitable. I understand that communities must get bigger in order to survive. I have watched for the last five years houses being built and never felt any need to say anything. Until this newest proposed development. I am 47 years old. I have children in public school and I have aging parents and I am well aware of the stresses the town council has put on our schools and especially our hospital.

Last night's meeting was not only uninformative it was confusing and contradictory. In one breath someone from Avenu Properties would say that they want kids who grew up here to be able to afford housing. When questioned about schools their reply was 'there won't be that many kids'. They talked about immigration and the need for housing. However, in the next breath said it was for seniors and would provide transportation. What?

I am a child of an immigrant and I'm here to tell you immigrants usually do not go to small towns when they come here. They go to large cities where their communities are, and rightfully so. They tried to use buzz words to justify the build.

No one from that group lives in Port Perry. They want to develop the land, make a wack of money and they'll leave and our community will be strained.

Avenu Properties Corporation is a real estate asset management company that is trying to use the newly implemented 'community infrastructure housing accelerator' program to push through a new development. I encourage everyone here to look at the page on the Ontario government website – <https://www.ontario.ca/page/community-infrastructure-and-housing-accelerator>. Avenu Properties is trying to use this program to propose a large scale development while not providing any plans as to how they will address parts of the stipulations under the act, in particular health, long term care, education and recreation. There doesn't seem to be a plan. Just to build houses, townhouses and condos while using key words like sustainability and environment to get what they want. Their plan is to build 600 new units and this town is not equipped to handle that many new people.

Now let's assume for a moment each of these 600 units has 3 people living in them – two adults and a child, that's being conservative. That's 600 new kids in our public schools. Assuming 200 go to the English stream, 200 to the Catholic school and the last 200 into FI. There's two classes per grade, that's 10 extra kids per classroom. That is not okay. The kids that are on the spectrum already have problems getting the resources they need. An additional 10 kids will be detrimental. Not to mention all the kids from all the schools go to ONE high school.

According to the DDSB website there are no new schools being planned to be built in the Scugog area. Municipalities can work with the DDSB to purchase land but it does not mean it will be approved as the DDSB will have to go in front of the Ministry of Education Capital Priorities program and state their case as to why a school is needed. It may take up to four years to get approval for a new school from the CPP program and can take anywhere between 7 and 10 years to have a new school built after a new

subdivision has been built. And who suffers while we wait? The kids.

According to the statcan.gc.ca website the total population of Port Perry in 2021 was 21,580. According to the website 13,035 of those people are between the ages of 60 and 100 with the highest number of individuals being between the age of 65 to 79 for a total of 8245. So over half the population Port Perry one is a senior. We need a strong hospital more than ever and I can tell you we do not have the facilities to accommodate this. This council has already allowed new dwellings to be put up without any consideration for the aging population.

As I mentioned before I have watched this town grow at a rapid rate over the past five years. I've also mentioned in the beginning my aging parents. My father was a frequent flyer of the Port Perry hospital, they knew us by name. He was sick for a very long time. Three times between December and February his oxygen went down to 67 and emergency resporoligists had to rush into get his oxygen back up. He was admitted to that hospital every other week. Sometimes he'd have to stay in the emergency area of the hospital because there were no beds. We begged for a private room near the nurses station, we said we'd pay. He needed to be monitored. But we were told even if we did pay if someone more dier came in he would be moved to a ward, and he was moved to ward. At the farthest place from the nurses station. And he died on February 28, in that ward, alone, surrounded by strangers on either side of him, who heard nothing. And I blame this council and I blame the Ford government for his passing because neither parties did anything to provide any kind of security in our hospital.

To even consider this plan is assinine. Instead of worrying about bringing in more people to live in a town with an already fragile infrastructure of our most important ressources this council needs to start lobbying, screaming from the rooftops for more schools and a larger hospital that can take care of its population. You were elected to take care of the people of Port Perry and you're not doing that. I hope everyday you think of my father passing and the role you played with your careless planning of multiple developments while putting strain on our healthcare and you make sure another person in your community doesn't pass like that and you stop this development.

Thank you for time,
Jean

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: John Brown - FW: Avenu
Date: September 4, 2024 10:03:12 AM

-----Original Message-----

From: John Brown [REDACTED]
Sent: Tuesday, June 25, 2024 10:47 PM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: Avenu

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Councillor Coyne ,

First of all , I was surprised that you remembered my name at the meeting last night .

Secondly , your restraint in participating in a highly questionable debate - proceeding in ignorance versus getting staff to undertake an independent due diligence report, was notable .

I am challenged to understand the urgency advocated by some despite the lack of any substantive knowledge of the proposed development or the track record of the company in undertaking such a major complex , uncertain and sensitive project.

The total disregard for the potential of a “ failing lake“ on the business community, overall economy and liveability of the Township ,and Port Perry , was something which I did not anticipate. .

Thank you for your professional approach to making decisions in the public’s best interest .

John Brown.

Ps. You are my ward councillor I believe .

Sent from my iPhone

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: John Froats FW: Thank You for Attending Apr 30 Meeting
Date: September 4, 2024 10:44:18 AM
Attachments: [image001.png](#)

From: John Froats [REDACTED]
Sent: Wednesday, May 1, 2024 8:30 PM
To: Contact <contact@avenuproperties.com>
Cc: Terry Coyne <tcoyne@scugog.ca>; Wilma Wotten <wwotten@scugog.ca>
Subject: Re: Thank You for Attending Apr 30 Meeting

You don't often get email from [REDACTED]. [Learn why this is important](#)

Just wanted to say 'thanks' for the meeting last night. It was good to hear the facts about what the stage of thinking is and some of the issues / challenges.

I'm sure you came away from the session with an enhanced awareness of the emotion and concern that developed from the impression that things were advancing without adequate engagement of the affected communities. The session can serve as a good beginning as long as there is an open and frequent updating / discussion. These things are challenging.

I would encourage you to think about sharing as much fact based info as you can as early as you can.

Often big projects have problems when there are erroneous assumptions at the beginning. I've seen many in my almost 50 years of engineering projects! I heard several assumptions last night: medical residents will see living here advantageous enough to want to tolerate commute, residents will have lower cars per capita density, public transit will be used, water needs can be managed.....

Our home was the 7th home built in the Castle Harbour development (in 1987). At the time the area behind was designated green belt all the way to the lake. Our well was always good in terms of quality and volume. When the greenbelt was converted to more homes, water table studies were done and the conclusion was 'confidence that existing wells would not be adversely affected'. The development progressed with that basis. Shortly after the additional homes were built, our well developed seasonal volume inadequacy although the quality remained good. There seemed no recourse from the town or developer (it is almost impossible to prove cause and effect - but the connection of additional aquifer demand and a change in behaviour of a very reliable well seems to be more than a coincidence). We had to install a second deep well at our expense. We have been fine since with the two wells but I am sure there are many similar stories around this neighbourhood. I came away from the session somewhat surprised that wells were part of the consideration for the development concept, given the local history. It is something for you to consider - I'm sure that it will be a hot topic in future discussions - the question 'what if your studies are wrong' will be an important one.

The conceptual plan is certainly a huge change from earlier versions. So much so that it has some 'shock' impact. I suspect most residents were thinking that eventually there would be a development of maybe bungalow type homes of 2000 to 2500 sq ft size on 1/2 to 1 acre lots - a type of home that is rare on the market in this area it seems, and many that may be thinking of a downsizing transition would see as attractive and 'in harmony' with the area. The shear change in size of the concept was certainly a surprise.

I haven't spoken to any of the others who attended last night. There are always varied impressions. My personal perspective was a genuine desire to engage - so a 'benefit of the doubt' that can be built on or eroded. I suspect no-one came away comfortable with 600 plus additional residents in this development for the town. Earlier correspondence pointed out other infrastructure issues that would seem to be exacerbated by the large growth. You will hear lots of different perspectives. Again, my experience points to the need for frequent engagement and communication along the way - even a routine update that says 'nothing new, here's what we see coming' can go a long way to eliminate anxiety that is generated by silence.

Thanks for taking the time to hold the meeting last night.

best regards,

John

On Wednesday, May 1, 2024 at 06:35:57 p.m. EDT, Contact <contact@avenuproperties.com> wrote:

Dear Neighbors of Castle Harbour / Cawkers Cove Community:

THANK YOU. We want to sincerely thank you for coming to our first community information meeting. Your time and participation were valuable. Frank talk makes for very meaningful discussion. So many of you have expertise, local knowledge and insights.

Further meetings can be arranged. With your updated contact information, we will keep you informed.

Voiced concerns, feedback, and advice guide all of us and our technical professionals' thinking at every planning step.

As promised, attached is the April 30 meeting presentation slide. **This is a NOT FINALIZED conceptual plan. It is an evolving process.**

We would like to ask your indulgence for some further assistance. Please look at this [Survey](#). If you inclined to respond, it would be most helpful.

Please don't hesitate to contact us at contact@avenuproperties.com.

Best Regards.

Stephanie Tsang



A V E N U
P R O P E R T I E S C O R P .

Stephanie Tsang
Project Manager
P: +1 416.613.9806
E: contact@avenuproperties.com

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: John Nesbitt - FW: Library Presentation on Development- My Thoughts
Date: September 4, 2024 10:44:41 AM

-----Original Message-----

From: John Nesbitt [REDACTED]
Sent: Thursday, May 9, 2024 1:28 PM
To: Lou Rocha [REDACTED]; Terry Coyne <tcoyne@scugog.ca>
Cc: Sandi [REDACTED]; John Nesbitt [REDACTED]
Subject: Library Presentation on Development- My Thoughts

Hello gents..

It was good to see you both at the Avenu Equus presentation. Some thoughts I have regarding the development follow. Lou, please share them with the board.

1.

I wonder why we need this development in Port at all. It seems out of place and time. The proposed occupants would be better served in a major centre like Oshawa or Toronto. Avenu represented to have lots of land elsewhere. Closer to major centres. Why here. Big city ideas in a small town that wants to stay small and not become Brampton or Mississauga.

The Avenu website is short on detail about the company. Very short.

The last 2021 census had Port population at 9553 people. So with 600 units and potentially 2-5 people per unit it swells our population by 12-31%. Consider the impact on schools, hospital, restaurant bookings, traffic, Fire, Paramedic and other services.

Now layer on the tourist demand on services when we get lots of people downtown.

This development would seem to ruin the fabric of Port Perry itself.

2.

What about the water supply. The town was challenged to find additional wells to support the community. So with a huge influx of development on the hill by Canadian Tire and eventually the Kings Condo site, will we again be looking for more water? If it is driven by this development who pays?

Sandi and I looked at a house where water needed to be trucked in to pump into the water tower due to depletion of the Aquifer. It destroyed the resale market.

3.

It seemed that for a developer that has never developed a property like this before that they have every buzzword needed to gain approval. Solar, Geothermal, Green, Minimal Runoff to avoid Settling Ponds, and multi unit multi generational, seniors etc. throw the buzzwords at the wall and see what sticks.

If a keyword is good for government grants or community buy in they had it. But when pressed they were not sure of the actual green footprint. It was all up to engineering firms and they would pick a good developer. Come on. They were not sure of density per unit. They were not sure of parking. They were not sure of anything. It would all be worked out. Yes. And lots of ideas deemed to expensive for the clientele to afford.

Investment banks and private equity investors want one thing. A return on investment. So if the target market is affordability it will be made cheap

So do you really think that all the green initiatives are free? Not a chance. They will be passed on to the buyer. So

there goes affordable.

4. Ok. So how about PACE. Well we need another social program like a hole in the head. Who will fund it? The provincial government that cant fund doctors and nurses? They said volunteers. Come on. Really? People in pirt get pretty good access already to PSWs when needed.

While it might be a good idea, the execution is suspect. Do they really think there is more than one taxpayer? The first time there is budget pressure it will be unsustainable if in fact it can find funding today.

So to me, keeping seniors at home is a good idea. But do they think for a minute that the model they propose does this. Ohhh we will come to the house in Canterbury. In other communities the senior has to commute to the PACE facility. Really.

5. Ok. So lets now throw in a subsidized building for family doctors who will do a residency in Port Perry. Really? Who pays the subsidy? And will they come ? The last young doctor we had was here for only 2 weeks and his girlfriend said come back to Toronto. Young people like big city life not a town that rolls up sidewalks at 6 pm. Again... lets throw more ideas at the wall and see what sticks.

6.

How about the bridge. They said its up to Canterbury. Nope. It would connect to town property so Canterbury can object all we want but while its a good idea to connect 1000+ people to the waterfront trail its probably not good for Canterbury. With the increase in traffic on the trail will it be widened and maintained? Will it be extended from McCaw to the boardwalk? If not everyone using it will come out near the end of McCaw

7.

Partner with Toyota. I love what they are doing in Micromobility spaces. But Please.

I am a big believer in MicroMobility like the Boomer Buggy by Daymak or Sarit by Magna. They are local canadian companies. Micro mobility cars are a great idea in Port due to 3 minute Commute to everything. But Toyota? Really. Again another idea thrown at the wall.

8.

Sewage plant. Yes its possible. But when it fails , and it will, what is the mean time to repair. And who bears the cost. The details around the 50 year gurantee to the Community were not provided. Is their some large \$\$\$ bond held in trust to cope with the bankruptcy of the supplier or catastrophic failure? Or are Port residents holding the bag.

9. Ok. Now rentals and condos mixed. I am not sure how this will ever work. Owners of rental buildings are fed up with rent controls and tenant demands. I am surprised anyone will build them. When they dont pay rent they are near impossible to evict.

So on the rental units, how will they fund common areas within the development. Is the landlord on the hook to pay even when his tenants dont pay rent? And of course with all the controls in place for landlords who in their right mind spend money on capital improvements. Thats why most rental buildings are dumps, full of bugs and falling apart.

So ok. How about Condo fees. ? To keep the sewer plant working pool operational facilities functional and since only a portion of the units are condos, what is the cost? How is it shared with rental units?

10.

Walk up 3 story units looked like the rentals in the old part of Scarborough. No architectural appeal. And are they condos or rental? Clearly they are not for seniors that probably cant use stairs.

So how about the 5 storey units. Elevators I assume. Do the condo fees from 3 story units or from rental buildings pay for elevator service? Or is each building on its own. Rena the landlord manages and condos the biard does.

11.

Shuttle to downtown is good. If its free to all someone pays. With a rental mix it is likely going to be a dogfight.

12.

All the common costs with subsidized rentals, condos, maintenance and the split of costs between no. Homogeneous owners/ renters will be chaos. For example if sewage costs are levied per sq foot it will be a problem when 3 generations move into one unit and 8-9 people use the water and sewage. It sets up for a dogfight from day one.

Are electricity/gas/water metered individually for homes bs condos and rentals. Again...how are costs divided. And if one group , like a landlord of a rental, does not pay , then who does.

Summary

And the list goes on. I think the Board at Canterbury and the Town should consider carefully if we want to pave paradise and put up a parking lot. The first council meeting open to the public on this should be fun.

Cheers

John Nesbitt

[REDACTED]

[REDACTED]

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Joy McDonald - FW: New development in Cawkers Cove
Date: September 4, 2024 10:04:41 AM

-----Original Message-----

From: joy McDonald [REDACTED]
Sent: Monday, March 18, 2024 12:46 PM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: New development in Cawkers Cove

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

As my representative I am requesting that you advise council on my behalf that the proposal of which I have just become aware is absolutely against any values our community has. The area is a sanctuary for birds and wildlife. The high density proposal is nothing more than an excuse for some developer to make a lot of money. It will NOT enhance the community in any way regardless of the proposal. There are many areas much further north that could benefit from some development. It is not necessary to infill valuable sanctuaries. Evidence of the negative impact these developments have can be seen in the North end of Oshawa. High density, partly commercial development has totally destroyed the family oriented community that used to be. This NEW provincial committee is nothing more than a ruse by the province to control what municipalities can do in their communities.

It is my sincere hope that you have solicited input from your constituents. I know for a fact that 100% of Canterbury Commons is objecting to this proposal .
Respectfully
JoyMcDonald
Sent from my iPad

Vanessa Reusser

From: joy McDonald [REDACTED]
Sent: July 6, 2024 2:04 PM
To: Valerie Hendry
Subject: Avenu project

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Ms Hendry,

I M writing to you with the understanding that you would like to hear from residents their opinion on the above noted proposal from Avenu development.

I respectfully request that you do not support this development in the area Avenu is proposing to build. This is wetland. A natural habitat for so many wildlife species and this development will destroy it. Please spend some time in the area watching the swans, ducks and other water fowl that nest there. See the many species of turtles that call this area home. The beavers, deer , foxes and other wildlife that live there.

Avenu can build their “ EXPERIMENTAL “ development somewhere that will not negatively impact our lake and wildlife. Having listened to this proposal from the developers several times, I have major concerns over the many unanswered questions. I believe they have misled council and the public of their intentions. They have yet to disclose their opinion on “affordable” housing. They claim to have had discussions with local environmental groups but these groups have no knowledge of their plan. If this is such a needed development, I’m sure they would be willing to build somewhere that has no impact on the lake or wetlands. Please consider the the voices of the residents when making this decision Thankyou J. McDonald

[REDACTED]

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: September 3, 2024 8:18 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Juli Conard

Juli Conard


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Juli Conard

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 28, 2024 9:58 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Kaiden Ridge

Kaiden Ridge


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Kaiden Ridge

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 10:37 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Kara Olsen

Follow Up Flag: Follow up
Flag Status: Completed

Kara Olsen


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Kara Olsen

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Kathy Payne-Mercer - FW: Development of new property
Date: September 4, 2024 9:54:30 AM

From: Kathy Payne-Mercer [REDACTED]
Sent: Friday, June 21, 2024 1:49 PM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: Development of new property

You don't often get email from [REDACTED] [Learn why this is important](#)

[REDACTED]

June 21 2024

Dear Terry,

We just wanted to add our names to the opposition to the new development proposed by Avenu Properties Limited south of Castle Harbour Dr and East Of Simcoe St.

We are sure you are hearing from many people so we will just highlight our concerns. The actual development design we don't object to but this location does not seem to make sense.

Concerns are: - All the multiple and serious environmental concerns which I know the environmental groups are addressing much more detailed than we can.
- There is no public transport to this area and if you are going to put seniors and possible more affordable homes you need public transportation.
-Initially we heard that they were planning on making housing available for the doctors in training. Honestly, any medical student or resident who is training in Oshawa does not want to live in Port Perry especially in an area with no public transportation.
-Senior homes in an area far from services again without transportation is less than ideal. Are these senior homes going to be affordable?
- the sewage plans seem more experimental than established. What happens if something goes wrong with the sewage who will protect the lake? Where will all the water come from?. There is no town water to that area and wells with that density is surely a bad idea.

Thanks for listening to our concerns

Sincerely,

Gord Mercer and Kathy Payne Mercer

Vanessa Reusser

From: Kathy Perna [REDACTED]
Sent: June 27, 2024 11:50 PM
To: Wilma Wotten; Terry Coyne; Ian McDougall; David LeRoy; Janna Guido; Robert Rock; Harold Wright; Kevin Heritage; Valerie Hendry
Cc: Chief Kelly LaRocca; info@scugoglakestewards.com
Subject: MZO Request Avenu Properties Inconsistencies

You don't often get email from [REDACTED]. [Learn why this is important](#)

Thank you for a very informative council and staff meeting on Monday, June 24th. Many valid and interesting topics were discussed regarding the proposed development off Castle Harbour Drive. I totally understand the need for housing in Port Perry (my 28 year old son is still at home!). However, I strongly feel that this location is so wrong for so many reasons, many of which you have all heard, so I will not repeat.

I have had some time now to go through a portion of the MZO request and would like to point out various inconsistencies and several misleading areas of the MZO for your consideration and response. My questions are varied and I would ask that my ward Councillor Mr. Coyne could provide answers if that would be suitable. Otherwise I would appreciate a response to my questions from Mayor Wotten or appropriate staff.

1. My understanding is that the MZO is only requested for the 62 acre piece of land south of Castle Harbour. My question is - What is the purpose of asking for the MZO for this part of the development when it can only be built if there is arterial road access, as Castle Harbour Drive is a community road. The access road can only be built through the additional land (Adjacent Land) that has been purchased by 1000709511 Ontario Inc. and runs through the marshland. Avenu or 1000709511 Ontario Inc. has not requested a MZO for this portion of the owned land. However, they do make a few statements in the request that do not conform and are very misleading. I refer to the digital copy page numbers.

Page 13 - the lands also front a regional arterial road (Simcoe Street) allowing full emergency and service traffic access.

Page 14 - the site is among the very unique of its kind in Canada - fronting a regional arterial road

Page 133 - In addition the Adjacent Lands provide potential opportunity for direct access to Simcoe Street

Page 133 - the Township shall be satisfied that the proposal - - Is located on and has direct access to a Collector or Arterial Road as shown in Schedule C1 of this plan.

Page 338 - Map 7.2 Part Lot 19 (Fronting Durham Region Arterial Road)
(1000709511 Ontario Inc.)

If someone could explain why Avenu Properties would make these misleading statements and also why the map on page 338 for Lot 19 is even in the request since this land is apparently not included in the MZO or even owned by Avenu Properties, I would like to understand that?

2. Is Avenu Properties trying to avoid or mislead when it comes to the topic of the access road and hoping that once the province approves the MZO they will somehow push through the access road and

destroy the marshland without the necessary studies and consultation?? Will they be doing this under another corporate name? Why is it owned by another company?
Are they hoping the reclamation process will give them the right to build a road through the marshland?
Another misleading statement regarding the reclamation of land is on Page 13 - More than 25 acres of additional underwater lands are in the same ownership of the main building site.
Is this a true statement? Mr. Medhurst stated during the meeting that they were in the process of applying to reclaim the underwater lands, so this is contradictory. They claim to have notified all adjacent land owners on June 7th, has this been confirmed?

2. The MZO is requested 'to establish the principals of land use for the subject site'. My limited understanding of the zoning by-laws is that the township can determine density and land use, why do we need the MZO to determine density and land use as Councillor Rock so insisted? Can our own council and staff not determine this? If so, then what would be the point in wanting the MZO at this time (or any time for that matter).

3. Now, with regards to the affordable house issue. I have taken the time of searching the entire digital MZO Request for the word 'affordable' and the word 'attainable'. Please review the following and realize that Avenu Properties has very strategically used both words. They used 'affordable' when referring to statements within the Official Plan, the Provincial Policy Statement 2020, and when referring to questions asked in meetings. They DO NOT once state that the Avenu Properties development will be 'affordable' housing. They do however use the term financially attainable housing (FAH) when referring to the development. FAH has not been defined by the Ontario Government. I think this is highly suspicious and very misleading. Following are the digital page references for 'affordable' housing used in the MZO request.

1. Digital Page (DP) 14 - Avenu Properties smaller units (2 bed, 2 bath, 780 sq ft) hence practical and affordable to many
2. DP 15 - Seniors want smaller, affordable, manageable options
3. DP 23 - Establishing financially attainable housing for seniors - provide a wide range of unit types suitable for downsizing and more affordable
4. DP 95 - The township has identified its ideal future housing, which includes
 - hosting affordable housing
 - providing incentives for affordable housing
5. DP 104 - refers to large single family homes that are no longer affordable or attainable
6. DP 113 - statement from Provincial Policy Statement 2020 (PPS) regarding affordable market-based range and mix of residential types
7. DP 114 - statement from PPS - to meet projected market based and affordable housing needs
8. DP 119 - statement from PPS - to provide range and mix of housing including residential units and affordable housing
9. DP 119 - more urban forms of housing are inherently more cost effective to and thus affordable
10. DP 120 - the township has identified challenges providing affordable housing
11. DP 125 - the township has expressed their strong desire to support more affordable housing opportunities
12. DP 130 - statement from the Township OP - to ensure housing opportunities at a range of pricing, including affordable housing within the marketplace
13. DP 165 - statement from the Township OP - shift toward a diverse range of more compact and affordable housing forms

14. DP 322 - Slide from Avenu presentation Case study 1 - Victoria Harbour - mix o types, affordable housing
15. DP 347 - Slide from Avenu presentation - Key goal to establishing affordable senior oriented affordable housing
16. DP 372 - Refers to affordable PSW programs
17. DP 373 Refers to PACE program being affordable through government subsidies
18. DP 382 - refers to March 19 Stakeholder meeting question - What are the details of affordable housing?
19. DP 392 refers to April 25 Lake Stewards meeting question - What are the ratio between or-sale condo units, rental units, affordable units, and what type of senior housing units?
20. DP 411 - refers to May 7 Public meeting question - Will there be housing that is affordable?
21. DP 412 - refers to Township Op that acknowledges site is within urban area, modern needs are urgently focused on housing which can be affordable, accessible and close to historic downtown.

As you can see all references to affordable housing are either made in a general reference not specifically saying this development will be affordable. However, there are 16 references with the MZO that the proposed development with include attainable housing. I feel that they have used these words in a meticulously thought out deception which must be addressed. Will the town confront Avenu Properties for a clear and precise definition of housing types they are offering? They state the development will cost \$250,000,000 - thats an average COST per unit just to build of \$416,667.00, with over 90% being apartments/condos, once the developer and builder add on their piece of the pie what will the actually prices be. Affordability seems unlikely....maybe attainable to some. Again very misleading!

Following is a portion of the Ontario.ca Newsroom December 13, 2023 which states the Ontario overnments 'attainable' housing program.

New attainable housing program

The government is developing an attainable housing program that will make homeownership a reality for more Ontario families. Following Ontario's first ever Housing Forum on November 27, the province is using insights and ideas from municipalities and partners in the housing sector to define attainable housing and to inform a modular housing framework that will be used, in part, to build attainable homes. These homes will be built on demonstration sites located on surplus government lands using innovative construction techniques, such as modular manufacturing.

In the *More Homes Built Faster Act*, the government's third Housing Supply Action Plan, the province introduced provisions to allow select attainable units to be exempt from municipal fees under the *Development Charges Act* to support the development of attainable homes. The government's definition of attainable homes will apply only to modular home demonstration sites, including surplus provincial lands and surplus lands made available by municipalities, in order to incentivize early development of modular, attainable homes.

The province will be consulting with key stakeholders over the coming months on this definition of attainable.

4. During the meeting Mr. Medhurst and Councillor Rock insisted that the MZO would be used for density and zoning purposes only. The following paragraph from the MZO request on page 165 states -

The MZO is an appropriate tool or implementation of the Proposed Development for a site-specific regulatory framework to be established for the Subject Site, carefully tailored around the specifics of development, avoiding need for separate applications for a Regional Official Plan Amendment, Township Official Plan Amendment and Township Zoning By-law Amendment. All approvals will be merged into one consolidated planning process, which will streamline application timing and allow the Proposed Development to move forward much quicker.

Would these separate applications for amendments only involve density and zoning or would the applications also involve other specifics of development not directly stated??
Could you please clarify?

Thank you for taking the time to read the concerns I have, of which I'm sure are only a few of many, once I have had the opportunity to digest more of the MZO Request. Please know that I do truly appreciate the hard work, dedication and commitment that each and every one of you puts forth to make our town of Port Perry a wonderful and beautiful community, and my concerns only reflect my 30 years of love for this community.

I look forward to your response.

Respectfully

Kathy Perna



Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 8:12 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Kelly Desautels

Kelly Desautels


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Kelly Desautels

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 23, 2024 5:46 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Ken Wilson

Ken Wilson


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Ken Wilson

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Kerri Brangers - FW: Proposed Subdivision
Date: September 4, 2024 10:06:57 AM

From: Kerri Brangers [REDACTED]
Sent: Tuesday, June 18, 2024 8:54 PM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: Proposed Subdivision

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Terry

I just read an alarming post on the Port Perry Bulletin regarding a proposed subdivision south of Castle Harbour in the marshlands. How can this possibly be considered since the infrastructure of our town is already stressed without the addition of 600 homes. There are many Port Perry residents that no longer have a family doctor as result of several doctors retiring. All these additional residents would end up using the hospital or urgent care. There will also be a huge impact by eliminating the marshlands which is home to many birds, turtles and other species as well as the risk of contamination as was the case at the Greenbank airport. Please, I am asking for your help in advocating for the residents of our beautiful town to disallow this proposed development.

Sincerely

Kerri and Shirley Brangers

[REDACTED]

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 2:54 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Kim Currie

Kim Currie


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Kim Currie

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Kristine Black - FW: Objection to new Castle Harbour development
Date: September 4, 2024 10:07:53 AM

-----Original Message-----

From: Kristine Black [REDACTED]
Sent: Tuesday, June 18, 2024 6:21 PM
To: Mail Box <Mail@scugog.ca>
Subject: Objection to new Castle Harbour development

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi there, I wish to formally share an objection to the proposed neighbourhood to be developed on our Scugog wetlands by Castle Harbour of about 600-650 units. The fact that this proposal has gotten as far as it has is quite disturbing.

We have to protect our land and not disrupt our already fragile land.

Please share with those involved in this project.

Thank you - a very concerned resident of Port Perry,

Kristine

Sent from my iPhone

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Kylie MacLeod - FW: Avenu Properties Proposed Development
Date: September 4, 2024 10:08:19 AM

From: Kylie MacLeod [REDACTED]
Sent: Wednesday, August 28, 2024 12:00 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Avenu Properties Proposed Development

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Scugog Council,

I am writing to express my strong opposition to the proposed development by Avenu Properties on the environmentally sensitive land near Lake Scugog. This project, which includes the construction of 600 residential units, a marina, and a beach in the marshland, involves significant dredging of the Lake Scugog wetlands and would have detrimental effects on our community and environment.

Firstly, the proposed road construction and dredging are set to devastate the marshlands, leading to increased runoff, degraded lake health, and a significant loss of wetland species and biodiversity. The ecological impact of these activities cannot be overstated, and it is imperative to consider the long-term consequences for our natural environment.

Additionally, this development will place an undue burden on local emergency services and healthcare systems. The influx of new residents will strain existing resources, leading to longer wait times, crowded emergency rooms, and overworked medical staff. This will compromise the health and safety of our current residents.

The potential approval of a Minister Zoning Order (MZO) for this development is particularly concerning. An MZO would grant the Province zoning authority, bypassing local processes and reducing the scope of environmental and heritage assessments. This would risk inadequate protection for our natural resources and undermine the community's ability to have a say in decisions that affect our environment and quality of life.

If approved, this development could also negatively impact the local economy. Lake Scugog is a significant draw for visitors to Port Perry, and the environmental degradation caused by this project would likely deter tourism, thereby affecting local businesses. Furthermore, approving this project could set a precedent for future unsustainable developments around Lake Scugog, exacerbating environmental issues and diminishing the area's natural beauty.

For these reasons, I urge the committee to oppose the MZO application and reject the proposed development. It is crucial to preserve the ecological integrity of our wetlands, protect local services, and safeguard the economic vitality of Port Perry.

Thank you for considering my concerns.

Sincerely,

Kylie MacLeod, Local Scugog Resident.

Kylie MacLeod



Vanessa Reusser

From: Kylie MacLeod [REDACTED]
Sent: August 19, 2024 12:31 PM
To: Wilma Wotten; Ian McDougall; Scugog Planning; Vanessa Reusser; Valerie Hendry; khertiage@scugog.ca; David LeRoy; Janna Guido; Robert Rock; Harold Wright; Terry Coyne
Subject: Save Port Perry Wetlands

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

I am writing to express my strong opposition to the proposed development by Avenu Properties on the environmentally sensitive land near Lake Scugog. This project, which includes the construction of 600 residential units, a marina, and a beach in the marshland, involves significant dredging of the Lake Scugog wetlands and would have detrimental effects on our community and environment.

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For these reasons, I urge the committee to oppose the MZO application and reject the proposed development. It is crucial to preserve the ecological integrity of our wetlands, protect local services, and safeguard the economic vitality of Port Perry.

Thank you for considering my concerns.

Sincerely,

Kylie MacLeod, Local Scugog Resident.

Kylie MacLeod



Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 19, 2024 12:01 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Kylie Macleod

Follow Up Flag: Follow up
Flag Status: Completed

Kylie Macleod


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Kylie Macleod

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Larry Corrigan - FW: Avenue Project EQUUS Report Update
Date: September 4, 2024 10:45:07 AM

From: Larry Corrigan [REDACTED]
Sent: Tuesday, May 14, 2024 12:30 PM
To: Valerie Hendry <vhendry@scugog.ca>
Subject: Avenue Project EQUUS Report Update

You don't often get email from [REDACTED] [Learn why this is important](#)

Good morning Valerie

Given the following: The CHIA has been replaced by the MZO process and the Avenue public consultations have just taken place as of May 7th

Can you advise when staff will bring forward a report to council given the previous timeline of March has passed

Thanking you in advance for your response

Larry Corrigan

Vanessa Reusser

From: Larry Corrigan [REDACTED]
Sent: June 21, 2024 9:01 AM
To: Valerie Hendry
Subject: Draft Correspondence to Council re Avenu. Would like to discuss with you via phone Please call at [REDACTED]

Dear Mayor Wotten and Members of Council,

We are writing to you today in response to the disturbing news we received via email from your planning staff re the possible approval of an MZO order at the June 24th meeting of Council for the proposed Avenue properties project at Castle Harbour contained below.

"You are receiving this email because you expressed an interest and/or provided comments to the Township about a proposed development for certain Lands south of Castle Harbour Drive and east of Simcoe Street."

Please be advised that the Township anticipates a request from Avenu Properties Limited to Council for the June 24, 2024 Council Meeting. We anticipate the request will be for Council to request the Minister of Municipal Affairs and Housing to enact a Ministers Zoning Order (MZO) to implement the proposed development.

Please be advised that the Township has not received detailed background reports for the MZO from the applicant to circulate to the public and commenting agencies for comment, as staff had anticipated and previously indicated to you.

You will be able to access the Council Agenda when it is available, as early as June 19, 2024. Please see the link: Agendas and Minutes | Township of Scugog and click on June 24, 2024 meeting in the calendar, to get access to the agenda and view the MZO request."

"Never fear to negotiate but never negotiate out of fear" JFK

This is a proposed housing development that affects not only our lake but our entire infrastructure, such as, our hospital, medical associates, schools, recreational facilities, character of town and quality of life we presently enjoy.

We are not opposed to much needed affordable housing for seniors who want to downsize from their large family homes and live in an integrated community with the appropriate infrastructure and program support to keep them in their homes and out of LTC institutions. What we are opposed to, is unbridled growth based on greed not need. In lieu of an MZO order may we suggest the following process.

1. Deny their MZO request and ask Avenu to submit the reports requested by our planning staff. Staff will proceed with the consultation process with the affected agencies and general public within an expediated timeline to receive comments from the appropriate agencies and general public.
2. Enter into an legal agreement within a plan of subdivision with Avenu to revise their original proposal to build a housing development based on the needs of our community with a footprint that mitigates the impact on the present ecosystem and Lake Scugog.

This would give you and the developers an opportunity to build a state of the art twenty first community housing development that Avenue could use as model for other communities to follow while mitigating the concerns of the local body politic.

Yours Sincerely,

Larry Corrigan former Ward 1 councillor and Co Chair of RTO/ERO Durham Chapter Political Action Committee and Co Chair Don Farquharson Past President of RTO/ERO Durham Chapter

A Reflection on The June 25, 2024 Council Meeting and MZO Request of Avenu

An invitation to all stakeholders to put on the bridle of a locally created/approved Avenu build out.

There was a crowded council room that provided standing room only of concerned citizens, ratepayers and debutants at the June 24 Council meeting. Local democracy and the Compassionate Spirit of our valued community, was fully in evidence. For the most part people listened with respect to the deputations, the interchange between council, as well as, the debate that followed regarding the proposed motion to approve the MZO request of Avenu by Councillor Rock and seconded by Councillor Wright. That being said there were moments of tension at the interface which caused Mayor Wotten to publicly call some citizens to account, for their behaviour, as well as, give herself time to share the personal hurt she has received from the public response of attacking her commitment for the common good of the Township since this proposed development was initiated by the proponent's public awareness and marketing campaign.

The mayor to her credit called for a recess for Council to reconsider which brought forward a new motion from Councillor LeRoy to refer the MZO request back to staff for a recommendation re the MZO order request. The staff report is to be brought back to the planning committee meeting in September. It passed with a close majority of four votes to three.

While addressing Council regarding our written correspondence I proposed the idea of a Council ad hoc committee consisting of representation from Avenu properties, regional and Scugog planning staff, Kawartha Conservation Authority, Scugog Lake Stewards, Mississaugas of Scugog First Nation, Castle Harbour residents, and the Ward 5 Councillor.

Its mandate would be to review the concerns of the local body politic by deputations and correspondence, the necessary technical reports of Township planning staff, the sign off from the Ministry of the Environment, Conservation and Parks (MECP) for the well and septic system, as well as, sign off from other key agencies to confirm there are no technical impediments to the proposed size of the project proceeding.

Following the review of the Township Ad Hoc Committee with the developer's request to proceed, a complete application which would include a legal agreement, including a ADR clause to deal with township and public issues during the construction phase. It would also include applications to amend the Township's Official Plan and zoning by-law.

Such a committee would continue the process of building relationships of trust, as well as, the necessary healing the division that this project has caused. It could also access the wisdom and expertise of a broader network including the province with the possibility of expediting the process leading to shovels in the ground earlier than that of a MZO order process. Maybe it could be viewed a pilot project in fast tracking a much-needed development for affordable senior housing in Port Perry for the region and the province to consider.

As to the issue a number of people including council members and the Avenu representative referencing their position on our local official plan, I made the point that this plan is long beyond its shelf life (every official local plan according to provincial statute must be revisited by the local township and region every five years and we are well beyond that time). Great change with respect to environmental awareness and technology with regards to best management practices in housing development practices has occurred since 2011. I would add also, the consciousness that created this problem will require an integral one to find a creative viable solution.

Another issue of common ground was the issue of affordability for much needed housing for seniors, families and individuals. However, there was no referencing a definition of same backed by government policy, statistics such as cost per square foot and the demographics for Scugog as to age and financial income. Such data would perhaps address the concern about the cost of this project, especially the location of the proposed units would be far too expensive and not available to Scugog seniors or citizens at the lower end of financial scale.

To conclude on a note of poetry and inspiration by (President John F Kennedy), “Never fear to negotiate but never negotiate out of fear”.

Come my friends it is not too late to create a desired outcome for the common good of our community, our way of life and Lake Scugog.

May it be so,

Larry Corrigan, Community Elder and “Good Trouble”

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Larry Green - FW: Public Open House - CIHA, February 9, 2024
Date: September 4, 2024 10:45:46 AM

From: Maria and Larry Green [REDACTED]
Sent: Wednesday, February 7, 2024 8:12 AM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Public Open House - CIHA, February 9, 2024

You don't often get email from [REDACTED] [Learn why this is important](#)

Good morning,

On December 4, 2023 there was a special meeting of the Scugog Township Council to consider a request for a Community Infrastructure and Housing Accelerator for a new community in Port Perry by Avenu Properties. I've read the presentation and, apparently, there is a public open house scheduled for this Friday, February 9th.

I've spent about 45 minutes searching through Scugog's website and cannot determine where and when (or if) this open house will be held. If you could let me know it would be much appreciated.

I've attached a link to the presentation which mentions this open house on page 18.

Thank you and best regards,
Larry Green

https://www.scugog.ca/media/s0zdg4wo/special-council-resolution-presentation_final_v4a.pdf

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 3:40 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Larry Willman

Larry Willman


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Larry Willman

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Laura Honey - FW: Development of Beaver Meadows
Date: September 4, 2024 10:11:42 AM

From: Laura H [REDACTED]
Sent: Monday, June 24, 2024 12:50 PM
To: Wilma Wotten <wwotten@scugog.ca>; Ian McDougall <imcdougall@scugog.ca>; David LeRoy <dleroy@scugog.ca>
Cc: Janna Guido <jguido@scugog.ca>; Robert Rock <rrock@scugog.ca>; Harold Wright <hwright@scugog.ca>; Terry Coyne <tcoyne@scugog.ca>; Office of the CAO <cao@scugog.ca>
Subject: Development of Beaver Meadows

Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

Dear Mayor Wotten, Council and Staff 24/06/25 I am writing to you today in response to Avenue's proposed development south of Castle Harbour Drive in Port Perry. As a long time citizen of Scugog Township I feel the need to express my concerns with this location for the development of medium to high density housing. Beaver Meadow is a very sensitive wetland that provides our ecosystem with many beneficial resources including wildlife habitat, filtering of water, retaining storm surge among many other things we never think about or must because it's just always been there. I have read the report from Kawartha Conservation along with the comments from the Lake Stewarts and I think my concerns are captured very well in those reports and comments. With those reports in hand how could the Township of Scugog ever consider such a development at this location. Over the past few years we have seen a very tight housing market and along with that a lot of emphasis has been put on building more homes. I realize that our township has a unique situation of being surrounded by the green belt and prime agriculture lands that we enjoy so much but it does severely limit the potential for development. I also know that the new Durham Region Official plan has potentially allowed for some rezoning in our township including a very large piece of land on Reach Street that would be better suited for this type of development. It's just a thought but if the subject lands on Reach Street were developed with municipal services (water and sewer) it would bring the infrastructure that much closer to the industrial lands to allow for future connections in the employment area. The irony with this option is that some of the storm water runoff from these lands does end up being dealt with by the Beaver Meadow wetlands that are being considered for development. Wetlands are the lungs of our ecosystems and are protected as they should be by all levels of government. Gone are the days when we filled swamps and water courses for the sake of development and convenience. We now recognize the importance of these lands and continue to add protection to maintain them. My hope is that our township will make the right decision

and find a more appropriate site for development. Sincerely Laura Honey Kelly Hone

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: September 2, 2024 2:48 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Laura Munroe

Laura Munroe


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Laura Munroe

July 18, 2024

To: Email Recipients

Subject: Proposed Port Perry Avenu (developer) Housing Development

Dear Sirs/Madams

This letter is to register my concerns with this proposed development as follows:

1. The proposed development does not “fit” as designed with the existing community of larger lots and single-family homes.
2. As designed, this will create additional traffic congestion at Simcoe Street, which is already very congested, especially at rush hour and weekend traffic.
3. The local infrastructure, especially the hospital, will be even more overburdened than it currently is. It is most unfortunate that there appears to be no plan to address this issue, or desire to push for one, by the Council.
4. A proposed sand beach and pond will require dredging and sand fill for the beach, which will undoubtedly damage the wetlands for wildlife, and most certainly only wash away during repeated stormy weather and wave action.
5. A proposed boat dockage will only damage the wetland further, create additional traffic due boat owners who don’t even live in the proposed community and eventually lead to the request to build a full-service marina.
6. During a council meeting the need for affordable housing was mentioned. It is highly doubtful that any of these proposed living units will be affordable given the proximity to the lake and the developer selling it as a “Waterfront Community”.
7. The sanitary system will undoubtedly fail at some point due to system failure or heavy rainfall and the subsequent overflow effluent will contaminate the lake.

With the current need for affordable housing, perhaps Municipalities should consider donating their vacant land to have modular homes built, not standing by quietly and allowing developers, who appear to have a complete disregard for environmental sensitivities, to skip the appropriate channels and build communities that will never meet the current affordability demands of our society.

I submit to you that this development should not proceed based on the presentation by the developer.

Thank you.

Laura Preston, very concerned Port Perry citizen

[REDACTED]

[REDACTED]

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Laurie and George Bray FW: Proposed Avenu Development (Castle Harbour)
Date: September 4, 2024 10:46:07 AM

From: L and G Bray [REDACTED]
Sent: Tuesday, May 21, 2024 2:27 PM
To: Terry Coyne <tcoyne@scugog.ca>
Cc: Wilma Wotten <wwotten@scugog.ca>; Janna Guido <jguido@scugog.ca>; Ian McDougall <imcdougall@scugog.ca>; Robert Rock <rrock@scugog.ca>; David LeRoy <dleroy@scugog.ca>; Harold Wright <hwright@scugog.ca>
Subject: Proposed Avenu Development (Castle Harbour)

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mr. Coyne,

Some of the questions or concerns I would like to bring forth regarding the proposed Avenu Castle Harbour Development are:

- the density of the development in that particular location
- proximity to the lake as well as the marshland/wetlands and habitats for wildlife/birds
- with a community of that density wildlife/bird habitats could be changed for ever
- Road access- congestion at the corner of Castle Harbour Drive and Simcoe St. or if a new road is built it would be near or through wetlands/marshland
- if the development is to be inter-generational living, school buses would need to access the area as well.
- Parking- would there be sufficient parking for everyone if there were 2 or 3 cars per unit?

These are some of my concerns and questions regarding this development. I hope there will be further meetings for the residents of the Township of Scugog to hear more about this proposed development.

Laurie and George Bray
[REDACTED]



Vanessa Reusser

From: L and G Bray [REDACTED]
Sent: July 29, 2024 3:27 PM
To: Valerie Hendry
Cc: [REDACTED]
Subject: Avenu Properties Development

Follow Up Flag: Follow up
Flag Status: Completed

Dear Valerie Hendry:

My concern for this proposed development is its location. There would be a lack of walkability to any services in Port Perry in addition to lack of access to public transit. A significant increase in daily vehicle traffic in and out of the proposed development will have an environmental impact. If a new road needs to be constructed, this adds to the negative environmental impact of this project.

The density of this development and the proximity to wetlands and Lake Scugog is also a concern. The natural habitat of birds and other wild life will be affected. Wetlands are important to the health of the environment. We need to take into account the impact on these wetlands not only for today but also for future generations.

These are my concerns regarding this proposed development. I am not in favour of the MZO request at this time. I spoke at the June 24th meeting and I wanted to follow up with my concerns in writing.

Thank you.

Laurie Bray

[REDACTED]

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: September 4, 2024 5:49 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Laurie Robinson

Laurie Robinson


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Laurie Robinson

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 9:10 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Lee Paterson

Lee Paterson


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Lee Paterson

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 4:27 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Lesley Simmons

Lesley Simmons


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

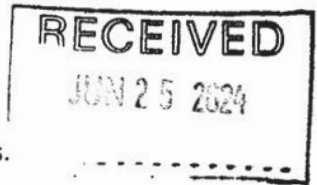
These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Lesley Simmons



Attention Port Perry Clerk

In collaboration with many community members, we have important questions and serious concerns. There are too many unanswered questions to support development of this magnitude at this time.

This is an extremely sensitive environmental area and must be protected land in their natural state. As you know, environmental issues have become one of the most important subjects of our time. 20 years of consultation, environmental studies, interactions with the region municipality and community groups this land was finally granted approval for 20 homes. Now with the flip of a pen, and no proper study we are potentially putting forward an endorsement for 600 homes. This will change our community forever, so not in keeping with the current land use. A landscape previous council spent years maintaining. Understandably we have to move forward, progress requires development and not everybody will agree. We have a housing crisis created by federal policy that is real and needed to be addressed. Unfortunately, without proper consultation a policy was created to fast-track development and skip environmental polices that took year to create . Although still not clear and potentially facing legal challenges developers are understandable attempting to use this loophole to capitalize on their land use.

The intent of this policy is for areas where there is the supporting infrastructure which this community does not have. How can a development of 600 units possible have one parking spot per in a rural community How do they plan to deal with what will likely be 1200 vehicles not including service traffic entering and exiting through protected marsh land onto what is already a very busy road. What impact will that have on the lake.

The developer has an alleged that they will provide EV transportation to the university. With all due respect that does sound like a wonderful idea but is it realistic Has it been done before and if so, is there a model we can review. Who has been consulted and has council been provided any documentation If so, is it publicly available . Will there be a binding financial commitment from the developer prior to any endorsement or approval on such a critical item.

Does council have the confidence in the developer and who is the actual developer and its partners. If so, what other projects have been they completed, involved with or currently submitting for approval. Have they ever-built self contained sewage treatment plant on environmental sensitive land beside a lake. A valid concern considering so many challenges this land faces. Who will actually build the development. Do they have the financial resources. What contingency plans are in place and who is financially responsible if the development is approved, and problems encountered.

How are we getting water capacity to the area. Who pays for this and will it be in place prior to approval.

We need to evaluate the impact on the environment.traffic.hospitals,education,parking,transportation,emergency vehicles, snow removal to name a few associated with such a large-scale development in an area the municipality and Region have so carefully protected until now.

We also respectfully ask that prior to any support that a full review of all concerns with detailed professional information input from "ALL" stakeholders is completed. This is not an attempt to stop development but to ensure it is done safely and to everyone's benefit.

What is the incentive and motivation of this council other than what we can assume is revenue growth. Has council completed any financial review with a realistic budget What is the infrastructure cost and revenue payback, Does this

information exist and if so, is it publicly available. Without this information are we really willing to overlook years of respectful growth to now make rash decision that will potentially have adverse results for generation to come. Not a decision to be taken lightly.

We feel strongly that our elected officials have an obligation to represent their constituents while balancing revenue growth.

Despite so many concerns and very little consultation council has allegedly publicly endorsed the development The Mayor and councillors held "private" meetings with the developer which is in our understanding contravention of Municipal By laws and potentially actionable. Prior to the critical due diligence their support does not appear to be in keeping with their obligations. It is our understanding elected officials are to remain impartial and in the event of a tied vote then and only then shall the Mayor cast a deciding vote. To publicly support and suggest the development exciting in private meeting with the developer is unacceptable.

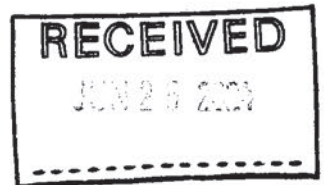
It is our understanding that no formal submission has actually taken place so how are even considering endorsement at this time

On behalf or many continents, we ask you withhold any support until such time as these critical items are properly addressed and reviewed.

Thank you.

Concerned Port Perry Residents

Attention clerks@scugog



THE FOLLOWING LIST OF CONCERNS/OBJECTIONS TO THE PROPOSED DEVELOPMENT OFF OF CASTLE HARBOUR DRIVE FROM COMMUNITY INPUT

PROPOSED DEVELOPMENT HISTORY/DETAILS:

On December 4, 2023, a presentation was provided to Council without any community notification regarding a proposal from Avenu Properties Corp. to build 500-600 units on a 61.08-acre parcel of land on the south side of Castle Harbour Drive. The housing units would be a mix of housing unit types, sizes, tenures, and levels of affordability, including specialized housing. No information was provided to confirm if the development was intended to be private ownership, condominiums or mixed.

The Developer requested that Council use a Community Infrastructure Housing Accelerator under Section 34.1 of the *Planning Act* to rush the development process. This can only be requested by the Municipality to the Provincial Government.

A Scugog Official Plan Amendment was passed by Council in May 2006 and approved by the Region of Durham in June 2006 that would re-design the property to a Partial/Private Residential Service designation meaning the homes could be on their own septic systems and town water. This mixed version of services is only permitted to address failed individual on-site sewage and individual on-site water services for existing developments.

In 2012 the property was purchased by CDM Realty with the intent of building twenty estate homes. In 2017 Lalu Peninsula Inc. (now known as Avenu Properties Corp.) purchased the property.

The presentation on December 4, 2023, seemed vague for the size and extent of this project.

During the presentation there was concern with the amount of discussion focusing on the need to **"Hurry"** the approvals to obtain funding from the Toyota Mobility Foundation.

There was no clear discussion on the construction itself.

There was no clear discussion on how many units would be condos or apartment.

The Developer wants the apartment buildings to have five floors, but there is a limit of four floors in the Township of Scugog.

Presently the land is zoned for acre lot homes not high-density homes.

This project is not compatible with the surrounding existing land uses.

The Township's infrastructure and public facilities, fire halls, arenas, works yard etc. will have to be upgraded before that many more residents are brought into the community.

Who will pay for those improvements?

TRAFFIC IMPACTS:

- Development that significantly increases traffic volume is not permitted to access residential roads like Castle Harbour Drive and must do so onto an arterial road such as Simcoe Street.
- Castle Harbour Drive is in poor condition now so it is unreasonable to think it will be able to handle the construction vehicles let alone 1,200 personal vehicles from those living in the proposed development, not to mention the additional traffic from service vehicles, school buses, etc.
- The only feasible location to access Simcoe Street would be south of Castle Harbour. This is behind existing homes and could only be accomplished with the purchase of a private residence south of Castle Harbour bordering environmentally sensitive lands.
- The additional traffic would also place a greater load on other roads close by such as Highway 7A, and the Causeway, which is overloaded and often has road closures due to accidents.
- Since the expansion of Canterbury Estates and the development west of Old Simcoe Road and South of Reach Street there has been a noticeable increase in traffic.
- Simcoe Street will not be able to handle the increase in traffic.
- The junction of Castle Harbour Drive and Simcoe Street is a dangerous intersection, what will be done to mitigate this before the increased traffic load?
- Installing a traffic light at Castle Harbour and Simcoe will not work due to the curve in the road. A traffic light could create possible driving hazards, especially in the winter.
- Completion of this project will take years, with the deteriorating condition of the roads in the neighbourhood it is likely that any maintenance will be delayed until the project is complete.
- Large capital improvements would be required to repair Castle Harbour Drive.
- There will be significant additional air pollution from the increased traffic.
- Will this mean that Scugog Sideline 8 will have its bridge repaired, paved, and opened to traffic to relieve downtown traffic?

PUBLIC TRANSIT PROBLEMS:

- The province wants to "Super Size" neighbourhoods where they are located close to transit hubs. Port Perry overall is not close to transit hubs nor is this neighbourhood.
- This style of proposed development is better suited on major transportation hubs that are on GO Train lines and major subway lines where mass intensification of people can easily move.
- We are not in Toronto and transit will be a big issue.
- There are no stores, medical buildings, etc. within walking distance.
- The area around Reach Street or Highway 7A near the Walmart Plaza would be more suitable for clusters of townhomes and 4-storey buildings.

PARKING SPACES WITHIN THE DEVELOPMENT:

- There is a limited number of parking spaces available within the development. With 500-600 units what is a reasonable number of spaces required for an area with no readily available transit?
- Besides the 500-600 housing units, there is also plans for public parks, marina, and walkways. Where will these people park?
- Looking at the schematic they are proposing minimal parking with communal shared vehicles? The reality is that there will be a major overflow of vehicles parking on Castle Harbour Drive.

WELL WATER QUALITY AND QUANTITY:

- There will be a lot of excavation work and drilling and ground source heat pumps. What will this do to the neighbourhood water table and quality?
- The neighbourhood is reliant on a stable water table for drinking water, what assurances and guarantees can be given to protect the current neighbourhood water supply?
- Residents have noticed a change in the amount of water in their dug wells and their ponds over the last few years. There is concern that the construction will increase the problem.
- If our wells become contaminated, is the Developer and Township going to pay for all the residents to have access to town water?
- Will up to date water testing take place before any construction begins?
- The Developer must protect the private wells of the existing neighbourhood, by monitoring them at least monthly prior to, during and at least up to twelve months after the construction of the proposed development. The wells must be tested for bacterial issues monthly.

SEWAGE TREATMENT:

- The company is proposing to install a micro sewage digester and therefore there will be no septic beds. This is a technology used in remote areas. What assurances or performance guarantees will be in place to ensure a safe and reliable operation?
- If/when the system breaks down, who will be responsible for repairing it and if it leaks into Lake Scugog, who will be responsible for the cleanup?
- What studies will occur to make sure that the "private" sewage system will work in this location?
- What systems are in place to prevent runoff into Lake Scugog?
- If Avenu Properties Corp. changes its name again, or sells the property, how would that affect the responsibility of the ongoing maintenance and operation of the sewage treatment facility? David Medhurst, Special Projects Director, Avenu Properties said during the presentation that they had considered selling the property.

-These housing units that are within the urban boundary should be on town sewers and municipal water. They should have to get in queue for sewage capacity and pay to hook up sewer.

-The sewage treatment facility was not visible on the map provide to Council.

SOIL CONCERNS:

-This property has many low and wet areas which would require a lot of soil to be brought in so that construction could take place. Residents were informed that the previous development of twenty homes would require 6,000 truck loads of soil. How many truck loads would be required to build these 500-600 units?

-At an April 29, 2015, meeting with Rob Messevey, CAO of the Kawartha Conservation at that time, informed those in attendance that the soil for the development would have to come from one farm source. Also, that only one trucking company could be used and that would be chosen by the Kawartha Conservation. He said that the soil would have to be tested at the site and when it is delivered.

-Will there be an inspection of all landfill material being used to ensure it is clean fill?

-A soil testing company said that soil testing can not be done at the back of a truck; it must be sent to a specific laboratory that does specialize soil testing. Plus, there are hundreds of contaminants to check and often and they are very expensive. Who will pay for it?

-We do not want another Greenbank Airport or Earthworx.

MEDICAL AND EMERGENCY SERVICES:

-With almost 2,000 more people that would move into this new development, it would put a strain on our medical and emergency services. What is the plan from Council?

-Will this be addressed before the units are occupied?

-Many people in town do not have a family doctor now. Therefore, the new people moving into these homes will not have access to a family doctor and will go to the hospital or the walk-in clinic to deal with their medical needs.

-Medical facilities are at capacity with ever increasing wait times to see a doctor.

-This development will put more stress on all the emergency services such as police, ambulance, and the fire department.

NOT ENOUGH SCHOOLS IN THE AREA:

-There is NO proposed new school to be built in the DDSB five-year building plant.

-There currently is a portable shortage in the province.

-There is not enough room at the Port Perry elementary schools and high school to accommodate the students in need now.

CONFORM WITH EXISTING NEIGHBOURHOOD:

-This development does not conform with the existing neighbourhood of single-family dwellings.

DEVELOPER CONCERNS:

-Ownership of the property has changed names and direction multiple times. Although that is not uncommon, what due diligence has or will be completed to ensure all concerns including but not limited to financial and legal obligations are in place to protect the existing homeowners.

ENVIRONMENTAL/CONSERVATION ISSUES:

-This is an environmentally sensitive land that will affect flora and fauna with over 60-75 migratory birds using this site for nesting.

-Northern Redbelly Dace fish have been found in the drain area on the property. This means the entire drain is a fish habitat and should be protected.

-Has there been any discussion how to address issues including but not limited to the protected Butternut Trees.

-Concern for the impact to Lake Scugog and the surrounding wetlands from storm water running from the development that could contain pesticides, salt etc.

-The Port Perry North Wetland, the Lake Scugog shoreline and the Beaver Meadow Creek must be protected.

-Has there been a new ecological study on the impact on wildlife and the filling of the wetlands?

-Will the Township make sure that the Developer respects the 30-metre environmental buffer.

LANDUSE MANAGEMENT:

-The site plan shows docking for around 60 vessels, are these for the residents that would live in these units, or will they also be available to the public which could again increase the traffic volume?

-Previously a marina in this area was rejected, so why is the Developer proposing docks?

ACCESS TO LAKEFRONT:

-There is concern that the public will not have access to the lakefront, docks, pier, and the trail and that it could be a gated community.

COST OF BRINGING WATER LINE TO THE DEVELOPMENT:

-Who is going to pay for it?

-Will the town need to expand water service before the buildings are completed?

-Will the town need to pay to extend the municipal water system to meet the developer's needs?

-If the development does not get completed, who would pay for the completion of the water line?

BETTER SITES WITHIN TOWNSHIP TO BUILD:

-Areas around Reach Street or Highway 7A near the Walmart Plaza would be more suitable for clusters of townhomes and four storey buildings.

CONCERN OF PROPERTY TAX INCREASES:

-Residents are concerned that this development could increase their taxes and de-value their homes.

ISSUES DURING CONSTRUCTION PHASE:

- Will the roads be cleaned of mud and debris during construction?
- Will there be parking for the construction vehicles off neighbourhood streets to prevent congestion?
- What is the projected timeline for the project?

COVENANT OF QUIET ENJOYMENT BREACHED:

-Existing residents are deeply concerned how this development will affect their quality of life and their enjoyment of their homes due to the increase in traffic, noise, dust, and construction noise. The length of time to construct a development of this size will be years. Thousands of truckloads of soil will have to be brought in.

-Residents peace and quiet will be disturbed when the steel beams are hammered into the ground to build the larger structures by the lake.

-Whether a breach of quiet enjoyment has occurred is a question of fact that turns on the severity of the landlord's interference. A "brief or trifling" interference will not cause a breach, whereas a "substantial and permanent" interference will. Courts analyze a landlord's interference with reference to at least five factors, including:

- effect on access to the premises.
- effect on visibility of the premises, including signage.
- duration of the interference.
- intrusion into the premises.
- effect on the tenant's use of the premises.

GENERAL QUESTIONS:

-Is the Township selling the waterfront shoreline to Avenu Properties Corp., if so, does that then open it up to others who face the lake to then buy the shoreline in front of their property?

-Looking at some of the conceptual drawings it looks like the multi storey buildings are unimaginative square boxes, not in character with the existing neighbourhood and surrounding area.

-Concern where the source of money will be coming from to build this development.

-Concern that the company is making promises to build these 500-600 units, then once approvals and the Community Infrastructure and Housing Accelerator is in place, can the company change it and build something else?

-Developer liability? How much security will the Township request from the Developer?

- Concern of this massive development on the existing community (noise, dust, dirt, trucks, traffic, duration, land fill required...)
- Will the Developer have the soil that is brought in and put into piles sprayed down in order to prevent it from blowing around?
- Where were the public meetings surrounding the change of site plan from 20 homes to 500-600 units and why are residents just hearing about this now without being notified or it being put in the newspaper? If not for a resident seeing the survey stakes being put up, residents would not have heard about it. Seems too rushed.
- The property has many low areas that would need a lot of soil to bring it to a standard where it can be built on especially for the high-rise units. What is needed to ensure a stable foundation for these multiple storeys?
- The Township's recreation facility will not be able to handle the extra number of people.

Above is a partial list of concerns that is continuing to develop with the entire community's involvement.

While we respect the rights of the Developer, we strongly suggest this is not in keeping with the intent of existing land use nor the increase density legislation.

On behalf of the concerned Port Perry Residents.

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 4:43 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Lindsay Baril

Lindsay Baril


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Lindsay Baril

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 27, 2024 12:39 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Lisa Yelle

Lisa Yelle


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Lisa Yelle

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Lori Walker - FW: Proposed Development on near Castle Harbour Drive
Date: September 4, 2024 10:14:26 AM

From: Lori Walker [REDACTED]
Sent: Friday, August 9, 2024 12:12 PM
To: Scugog Clerks <clerks@scugog.ca>
Subject: Proposed Development on near Castle Harbour Drive

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi

I'm Lori Walker, a tax-paying resident on Castle Harbour Drive.

I'm opposed to building the absurd amount of high density homes in the wetland and lake which is one of the most sensitive areas on Scugog.

To date, the planning department has not hosted nor provided any formal avenue for comments from the tax-payers in our community. The Council has not provided a means to be heard at a Council meeting.

What is the plan for residents to get involved in the process and be heard?

Thanks

Lori Walker

Vanessa Reusser

From: Lori Walker [REDACTED]
Sent: August 12, 2024 9:51 AM
To: Scugog Planning
Subject: NO to Avenu Properties Proposed Development (EQUUS/Port Perry)

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi

I am Lori Walker. I live at [REDACTED] As you may be aware our neighbourhood has organized a committee to oppose the absurd high density housing plan for the land on the south side of Castle Harbour...the land which is one of the most sensitive areas in Scugog - a wetland and a lake. This proposed development alone exceeds the town's growth expectations of the next 10 years, and hence is very risky. We are not equipped to handle this growth nor is lake Scugog equipped to handle the massive amount of pollution.

Below is an email I sent to Terry Coyne and Wilma Wotten before the last Council meeting. Please read my email below.

The planning process and public engagement/consultation has been frustrating for taxpayers and is frankly embarrassing- the Council is supposed to represent the residents and the residents have not been engaged in a meaningful way. On top of this, Avenu Properties is a questionable company with a track record of unethical and 'border-line' illegal undertakings. Their goal is to make money- they don't care about our town or what havoc this proposed development will force upon us. We are a small town, we don't want to be a high density city.

The impacts on local residents are important and are not being considered adequately: community services, traffic, noise, air quality, water quality, lake health, social impact, safety, infrastructure, broader environmental impact, visual impact, loss of wildlife and nature, pollution of the wetland and lake, exponential growth that Port Perry is not prepared to handle appropriately. I have lived here for two years and still don't have a doctor- I have only been able to successfully visit the walk-in clinic in town twice because the clinic hours have been reduced and appointments are not easy to secure. My kids attend S.A. Cawker and there are no open classrooms/spaces- a portable was added last year. My son battled anxiety last year and I was told the school and the Board had no available resources to support him.

In short, my husband and I worked very hard for decades to be able to move to a lovely small town like Port Perry to have a little slice of quiet heaven in a neighbourhood with lovely single family homes on estate lots- it's one of the nicest areas in Port Perry. Please don't ruin this town and our neighbourhood by adding this wildly unreasonable high density housing on a lake. As I state below, if this is approved, I will not be voting for anyone who is in office now. I know the province wants affordable housing but we should not be compromising the health and safety of lake Scugog and the entire town. Leave the wetland and lake Scugog alone, there are better suited areas in the township to build these high density homes.

Thank you
Lori Walker

----- Forwarded message -----

From: **Lori Walker** [REDACTED]

Date: Mon, Jun 24, 2024 at 2:08 PM

Subject: NO to Avenu Properties Proposed Development (EQUUS/Port Perry)

To: <tcoyne@scugog.ca>, <wwotten@scugog.ca>

Cc: <minister.mah@ontario.ca>, <clerks@scuog.ca>

Hi

I'm Lori Walker a resident on Castle Harbour Drive in Port Perry. I am writing to share my distrust in the planning process to this point and share my opposition to the proposed development by Avenu Properties. I implore the Council to oppose the application of an MZO for this development and to oppose the high density housing plan in this location, on the water...literally on a wetland and in the lake. The planning process cannot be skipped or fast tracked in order to give a developer what they want, even if the province needs more affordable housing.

Infrastructure: Health, Education, Transportation: I have been living in Port Perry for 2 years and my family has been on a waitlist for a doctor the entire time. The access to the walk-in clinic has been removed and we only have access to a nurse practitioner on Tuesdays from 8-3pm. I have been successful ONLY ONCE in getting an appointment for my kids because the demand is too high and appointments are booked within minutes of the clinic opening so we have to go to other walk-in clinics in different cities. What is the tax-payer cost going to be to provide the necessary infrastructure upgrades that will obviously be required to support the growth from this development?

Population growth is too fast for Port Perry to Support: The document states that the population in 2021 was 11,880 with a forecasted growth of 1,060 residents over the next 10 years (2031). This development alone exceeds the town's growth expectations of the next 10 years, and hence is a risky undertaking.

There has been no Township public consultation: There have been no Township public consultation meetings to-date, only Developer consultations – with one-sided minutes of meetings that don't reflect the true "temperature" of the meeting and extent of concerns. The resident tax-payers of Port Perry are entitled to the proper public consultation, details and time to assess before such a high-risk, critical decision such as this MZO, and before this ridiculously high density, environmentally sensitive and out of character pilot development is approved.

We need to slow down and be diligent to consider its efficaciousness: The tax paying residents and Council need proper details to be provided with ample time to assess. A 400 page report arriving 3 business days before the Council Meeting today gives residents only a day or two to request speaking time at the Council Meeting. This is not adequate information to issue an MZO. The document includes vision only. It is a concept and does not deal in details or plans. It is a one-sided document extolling the virtues of the vision with no real details to properly assess. The MZO process is required to cut the normal 2-3 year Township planning cycle to 3 months. This creates a high risk pilot project. Proper Planning Department process, reviews, assessments are necessary.

Why would the Council want to give up their decision-making power to the Ontario government?

The Township is being asked to consider an MZO, meaning approval for all zoning requirements will be done by the Province. While I understand the Province is desperate to achieve its 1.5M homes target, fast tracking this process will have detrimental effects for decades to come (just like lock

downs and special orders and decisions made during the Coronavirus, we are still dealing with many health and economic fall outs). This is not something to rush.

Avenu Properties is not an authority on developing:

Although Avenu has hired some experienced consulting firms, the feasibility documents have little substance. They simply conclude that on the surface it is feasible, subject to further detailed planning, that is not good enough to issue a MZO. These firms were hired by the Developer, of course they will conclude that it is feasible because they are being paid by Avenu and they all want the contract to do the more detailed planning work.

Why are you trying to build 600-800 homes on a wetland and partially on a lake? There are other places in Scugog or Port Perry that are safer and more environmentally stable that would support high density housing. Leave the wetlands and lake alone. Moving ahead with this project will put the area at risk as well as the surrounding homes with wells on all sides of the lake.

New environmental impact assessments are required: the proposed project has changed many times over the years, a new assessment is required. No amount of force from the Province should change that.

Avenu Properties is potentially a questionable company: Avenu Properties Corp has acquired Lalu Peninsula, this company owns the subject property. The recently acquired company has a questionable background. Avenu is a property investment and management firm, not a developer. They have no prior experience with the proposed undertaking or anything similar. This is a pilot project, according to the document, they are proposing a revolutionary approach that has rarely been attempted. Again, why are you trying this on a wetland and lake in one of the most sensitive areas in Scugog?

Sewage Treatment: the proposed new sewage treatment plant is a terrible idea to have on a wetland and on/on the lake. What happens if it malfunctions and leaks into the lake? Again, why are we trying to build something like this on a wetland and in/on a lake?

Questionable Stakeholder Consultation: Avenu Properties placed many logos and business names in their slide deck on May 7, 2024 to make it appear that these stakeholders have been consulted but they were not truthful in sharing what the stakeholders' recommendations were. Stewards of Lake Scugog does not believe trucking in that much soil will be a valuable endeavour for the area, it will threaten the health of the soil and lake ecosystem as well as thousands of families well/ drinking water.

This area is one of the most environmentally sensitive areas in Scugog: These wetlands, adjacent to a wildlife-friendly waterfront, are not suited for the proposed development, which is incompatible with the surrounding estate and single-family homes. When questioned at the meeting about choosing this environmentally sensitive area, the developer responded, "because we acquired and now own the land".

Backfilling will have implications that have not been deciphered: The document does not address the plans for backfill in a low lying wetland area. There will be an impact of thousands of truck loads of new fill from other sites, varying from the content of the current, sensitive site and could dramatically change the health of the lake, the ecosystem of plants and animals and the wells of many homes on well water.

Transportation with 1000+ extra vehicles is not reasonable: The Transportation feasibility was based on a 1-day AM and PM study in February, middle of winter. The assumptions were hard to decipher,

a forecast of 53 inbound vehicles and 174 outbound vehicles during the AM peak hour, and 151 inbound and 97 outbound during the PM peak hour. I'm not sure how that was derived given that there will likely be 1,000+ new vehicles. Does it take into account a new traffic light to get on to Simcoe Road? It is already difficult to get onto Simcoe at various times of day. Have they considered the implications for other neighbourhoods such as Canterbury Commons that will have a difficult time accessing Simcoe southbound with this substantial increase in traffic volumes. Their assumption is that 82% of the traffic from the development is southbound in nature. Two entrances, one off Castle Harbour, that is not an arterial road and is not currently supportive of this traffic load. The second mentioned is a new road connecting to Simcoe. However, this appears to need to cross the restricted wetlands to build...again why are we disturbing a wetland?

If Residents' concerns are ignored and MZO is approved: what assurances do we have that the Port Perry community will be protected by transferring authority to the Province? What measures can we take to halt the Provincial process if necessary, and what conditions should be imposed on the MZO approval? How can we ensure that our Township Planning Department retains final authority on critical development considerations?

In closing... more time is required to assess the impacts on local residents rather than being brushed off as unimportant: traffic, noise and air quality, community services, visual impact, social impact, infrastructure, environmental impact, public consultation.

My family moved here because Port Perry has unique mix of a rural-feeling and the culture and character that might exist in a larger city but without the messy traffic and high density landscape. The Avenu document states the development will allow Port Perry to get itself into the high-density growth game with mixed mass housing and not single family homes. This is exactly the opposite of why my family moved here. We chose Castle Harbour Drive because it feels like we live in the country but we have access to a quaint town that still has a small-town feel. I don't want to live in Pickering, Ajax, Whitby and Oshawa- too busy and too dense. My husband and I worked very hard for decades to be able to afford an almost 2 acre lot in a lovely single-family home area. We value our land and the space it provides my children to play in.

If this MZO is approved by Council and if Council allows the wetland to be lost to an absurd high density housing plan on the water, I will not vote for anyone currently in office. I want someone in office who will protect the wetland and lake as well as the small town feel of Port Perry. At the very least, the residents deserve diligence from those in office who claim to serve the interests of residents.

Take time, complete proper due diligence and don't be swayed by the Developer. Their document does not have the answers, in fact it only raises more questions. Let's make sure that we have the proper answers and that we put in place a process that provides sufficient Township control to ensure that Port Perry tax-payers get what they really need.

Thanks,

Lori Walker



Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 23, 2024 6:59 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Louis Bertrand

Louis Bertrand


Hello, I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community. I join the call for Scugog Council to lead the opposition to a MZO for this development, and to ultimately reject this misguided project. I previously sent an email to councillors Le Roy and Wright asking about the issue, but it seems from comments seen online that councillors are not eager to discuss the issue. My personal observation, even as a lay person, is that Lake Scugog being small and quite shallow, would be greatly disturbed by excessive runoff from more pavement. However, since provincial environmental regulations have been hacked to bits, we won't be able to know the impact ahead of time. These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Louis Bertrand

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 4:13 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Maggie Rowland

Maggie Rowland


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Maggie Rowland

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 26, 2024 11:04 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Mardy Hollingsworth

Mardy Hollingsworth


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Mardy Hollingsworth

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Margaret Greer - FW: Proposed development on the south side of Harbour Castle Drive
Date: September 4, 2024 10:15:53 AM

From: Margaret Geer [REDACTED]
Sent: Monday, June 24, 2024 12:01 AM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: Proposed development on the south side of Harbour Castle Drive

You don't often get email from [REDACTED]. [Learn why this is important](#)

I understand the Town Council is being asked to support the application of an MZO for the proposed development on Castle Harbour Drive at the Council meeting Monday evening. The developer is Avenu Properties.

I would like to note that I have serious reservations about this massive, pilot project in our beautiful little town. As you are aware this is an environmentally sensitive area bordering on waterfront that teems with wildlife. I wonder what protections and confidences will be put into place so that the best interests of our Scugog community will be served. Once the Province completes approvals action will happen quickly making it difficult to stop when we have issues and concerns. I feel this is a high risk decision that could have dire consequences.

I'm also concerned about the impact of such a large scale development on our hospitals, schools, transportation network and community resources. I along with many others love the uniqueness of our small town. We embrace the rural feeling, the culture and character that exists today.

I feel that more time is needed for a public consultation process before such a high risk, culture changing decision as MZO is made.

Thank you,
Margaret Geer

●

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 26, 2024 8:52 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Marguerite Holland

Marguerite Holland


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Marguerite Holland

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 5:42 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Martin Smith

Martin Smith


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Martin Smith

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 6:52 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of MARY-ANNE MATTHEWS

MARY-ANNE MATTHEWS


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.

MARY-ANNE MATTHEWS

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Mel Steinke - FW: Letter for consideration
Date: September 4, 2024 10:16:55 AM

From: Mel Steinke [REDACTED]
Sent: Tuesday, July 30, 2024 6:37 PM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: Letter for consideration

You don't often get email from [REDACTED] [Learn why this is important](#)

I would appreciate it if you could give consideration to the following letter.
Thanks
Mel Steinke.

To: The Township of Scugog Mayor and Council

Date: July 29, 2024

Subject: Scugog Council Should Apply Proper Planning Process, Due Diligence, and Provide Required Disclosure Through Public Consultation Prior to Considering Approval of MZO for Development of Castle Harbour Lands

Background:

1. Developer Avenu's Proposal:

- Avenu has proposed to the Scugog Council to obtain a Minister's Zoning Order (MZO) to fast-track the development of 600 units, including detached homes, townhouses, and 5-6 story apartments, on Castle Harbour property.

2. Environmental Concerns:

- The proposed development is on Provincially Significant wetlands, which risks the Lake Scugog shoreline and marshlands. This poses an irreversible risk of destruction of marshlands, degradation of lake health and loss of diversity.

3. Implications of an MZO:

- An MZO transfers full authority to the Province for all zoning, and severely limits Township authority over critical assessments and studies, thus bypassing the normal planning process.

4. Provincial Motivations:

- The Province is motivated to build thousands of new low-income homes for immigrants and uses MZO's to expedite this. However, this emphasis may not align with the specific interests of Port Perry residents. Larger communities are resorting to using hotel rooms to house the immigrants. Is this Port Perry's solution to this problem?

5. Lack of Adequate Consultation:

- The Developer touts having held numerous open houses and information meetings with interested groups. These meetings were one-sided presentations of their vision and did not provide any real value as public consultation. Feedback from several critical groups has raised serious questions about the approval of the MZO, many of which remain unanswered. Despite a referral in June, no Public Consultation meetings have been held to properly assess the situation.

6. Council's Actions:

- On June 24th, the Council considered the proposal to authorize the MZO, without first requesting assessment or any input from the Town Planning team. Despite strong endorsement by the Mayor and a few council members, wiser heads prevailed and it was referred to the September meeting to allow Planning Staff to review. However, there are no known plans to hold Public Consultation meetings before the Council makes its decision.

7. Call for Proper Public Consultation:

- There is a pressing need for proper public consultation before approving the MZO to prevent railroading by the Mayor and council. The potential for imminent and irreparable damage to the Port Perry ecosystem and infrastructure necessitates due diligence being done now.

Risks vs. Rewards of the Development:

1. Stated Benefits:

- Access to apparent low-income rental units for transient immigrant workers in the community.
- Potential facilities for housing seniors and temporary medical students, though no commitments have been made, appearing as token inclusions.
- Increased property tax revenue for the township and region

2. Overstated Benefits:

The primary benefit seems to be rental income for a Property Management company, with public opinion indicating considerably more risk than reward from this development.

Concerns About the Developer:

1. Track Record:

- Avenu is a new company with no proven track record, having never done this type of project before hence raising concerns about their ability to handle such a critical initiative.

2. Transparency and Financial Depth:

- There is a lack of transparency regarding the developer, with undisclosed financing origins and speculation about offshore funding. Avenu may lack the financial depth, necessitating capital raises in tranches at each stage, posing risks to project completion.
- Adequacy of Developer Bond raises the question of the potential for a material risk to tax payers

3. High-Risk Methods:

- Avenu proposes new methods and processes rarely deployed before, making this a high-risk decision that warrants further due diligence.

Location Concerns:

1. Environmental Sensitivity:

- The property is a Provincially Significant and environmentally sensitive wetland. Road access is inadequate and would require wetland development. Plans require significant fill and dredging, all threatening the shallow lake's ecological balance.

2. Alternative Locations:

- A more suitable location should be found that does not compromise such a valuable environmental resource.

Infrastructure Support:

1. Public Support Infrastructure:

- The development will introduce 600 homes, 2,000 new residents, and over 1,000 new automobiles. The budget to support this growth must come from somewhere, but not from the Developer or

Province, and not sufficiently from the new tax-base of these transient and low-income rental dwellings.

2. Taxpayer Burden:

- The township's taxpayers will bear the costs to build necessary infrastructure for schooling, medical access, transportation, police, ambulance, fire, hospital, water supply and quality, garbage collection, snow removal and other services. How much can taxes be raised to support this?

MZO Process Concerns:

1. Public Interest and Risks:

- The project should not proceed until the public's best interests have been heard and the many risks addressed. The MZO fast-tracks the development, risking shortchanging necessary studies and assessments and creates a virtually unstoppable momentum.

2. Control and Oversight:

- The MZO gives complete control to the Province, reducing local authorities' oversight. Any belief in controlling the process later is unrealistic. Once started, the planning processes will be bypassed, tying the hands of the Town Planning department.

Conclusion:

Why is the Council prepared to expose the township to these risks without proper due diligence and public consultation? Respect for residents and taxpayers should prevail as these are the people that Council has been elected to serve. Let's take the time to evaluate properly and avoid abdicating planning control to meet the developer's demands. Let common sense prevail and let's do this right!

Thanks for your consideration.

Mel Steinke, a concerned resident



Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 4:38 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Melissa Sturges

Melissa Sturges


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Melissa Sturges

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 25, 2024 9:06 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Melody DeGroot

Melody DeGroot


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Melody DeGroot

Submission to Council
September 2, 2024

Let's go back to 2021. When asked about an MZO application for long term care homes in Port Perry the previous Mayor Bobbie Drew was quoted on April 29, 2021:

"MZO's are given a bad name because a number of them are infringing on hazard lands or eventually provincially-sensitive wetlands."

She accurately predicted the application before us.

Fast-Forward to the end of her 30 years in Politics on March 25, 2022 she states:

"The lake is so important to our community and this environmental project includes dredging the Port Perry Bay to improve the health of Lake Scugog. A healthy lake means a healthy community"

She continued, "I attribute my success to the many partnerships and relationships that we have cultivated in recent years." Mayor Drew said giving special mention to developing a close respectful relationship" between the township and the Missisaugas of Scugog Island First Nation.

As part of the partnership the MSIFN contributed 1.5 Million dollars to the Lake Scugog Enhancement Projects. This includes The Environmental Assessment completed in 2023.

Mayor Drew concluded "The wonderful thing about our small community is that the leaders of the community get involved for the right reasons- because they are committed to enhancing life for everyone in the township of Scugog".

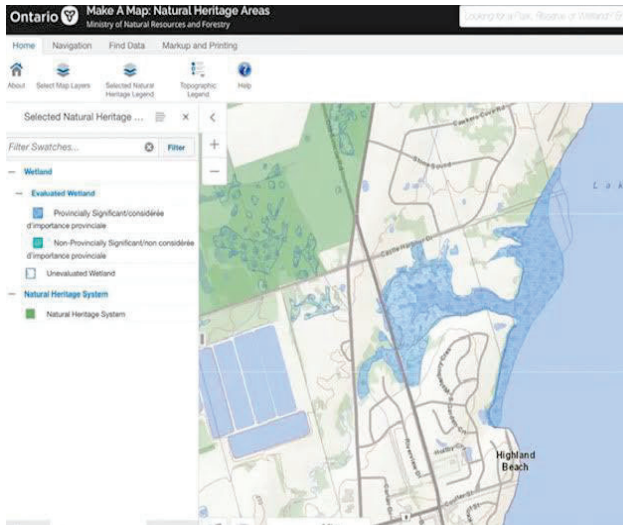
Worth noting that community leaders from the Lake Stewards and MSIFN are against this MZO. Port Perry's opposition petition has reached over 4200 written and electronic signatures.

The MZO Process

In December 2023 after a presentation to Council, they voted unanimously for Avenu to consult with the Minister and the community and report back. This is not an approval.

The Government Minister/Staff should have told Avenu:

- 2.2.4 of the 2020 Provincial Policy Statement says that this property has Significant Provincial Wetlands within a zone not suitable for site alteration:



The Provincial Policy is pretty clear on development and rezoning on significant wetlands:

23 | Provincial Policy Statement, 2020

2.0 Wise Use and Management of Resources

Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.

Accordingly:

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E¹, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

2.1.4 Development and site alteration shall not be permitted in:

- significant wetlands in Ecoregions 5E, 6E and 7E¹; and
- significant coastal wetlands.

2.1.5 Development and site alteration shall not be permitted in:

- significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;
- significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River);
- significant wildlife habitat;
- significant areas of natural and scientific interest; and
- coastal wetlands in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

- The Province should have determined that population objectives for 2021-2026 had been met and sewer new capacity was already allocated and Avenu should get in line like the other developers going through municipal process
- The Province should have determined that the site they've chosen doesn't have sewers, gas, hydro or even potable water and therefore doesn't meet basic infrastructure requirements on the Provincial Policy Statement Framework
- They should have told them that there are over 1000 homes in the Port Perry urban pipeline and this proposal doesn't require an MZO for the largest development in Port Perry history

- They should have said we just paid \$6.9 Million dollars on wetland restoration in Durham in 2023 and millions more in Port Perry Bay. Intensifying on wetlands wouldn't be logical or provide the same level of stewardship provided in other parts of Durham Region
- They should have said you can't split the site for the MZO only to put it back together for the site plan.
- They should have asked- if the adjacent land (closest to Simcoe) is not subject to the MZO why isn't there a big white planning board and required consultation on that side? What better way to consult people than a big white board that they were required to put up anyway. MZO to speed up one side... but -not such a hurry- on the other side.

If the Minister did not tell them any of that, why would you trust the Minister to make the appropriate decisions for our community through an MZO?

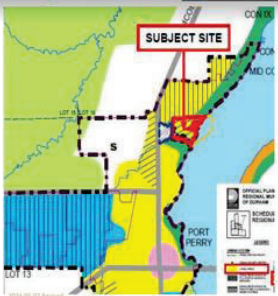
The Community Meetings

Like the majority of residents I've spoken to, I didn't know about this application or proposal prior to June 24th. Avenu was kind enough to share their community presentation with us. I reviewed the slides and noticed the name Paul Sharman. I cross referenced the name and found a four-term sitting City Councillor in Burlington. I cross referenced political donations and found a 2018 contribution from David Medhurst. The donation was not significant and I'm not suggesting anything nefarious but it's not a good look. The Councillor did not hide his profession according to those in attendance but I was frustrated that a sitting councillor was involved in an MZO application on the other side of the GTA. My comparison is asking Wayne Gretzky, to play on your men's league hockey team. A career politician is very good with people. I thought this was unfair and that this community group needed their own all-star off the bench. I got involved after seeing this slide presentation in July.

The next slides I noticed were the ones encroaching all over Provincially Significant Wetlands, Beaver Creek/Cawker's Creek, Hazard Lands and even Lake Scugog. Bridges, Beaches, a dock, a pier and a proposed road. Avenu / Council can't tell the community this is not on the wetlands or hazard lands when their own slides/brief say

Regional Planning | Open with Google Docs | AVENU

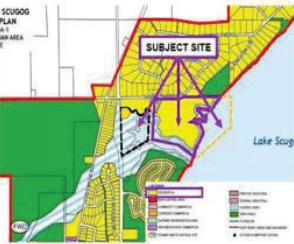
Durham Official Plan



- Subject Site located within Port Perry Urban Area
- Designated as "Living Areas"
- Encourages intensification
- Promotes communities with the widest variety of housing types
- Permits development on private wastewater treatment systems

2024-05-07 Revised

Township Planning Site Context



Scugog Official Plan

- Within Port Perry Urban Area boundary
- Promotes intensification
- Allows range of housing types, including high density
- Density of up to 50 units per hectare, up to 5 storeys in height

2024-05-07 Revised

otherwise.

Preliminary Concept Plan



2024-05-07 Revised

Site Area (Approx)	
Original	25 ha (62 ac)
Additional	10 ha (25 ac)
Total	35 ha (87 ac)

Units (Approx)	
Singles/Towns	32 units
Apartments	568 units
Total	600 units

Commercial	~1,200 m ²
Parking	660 spaces max

The waste water treatment slides

Those who know me, say that I'm a black and white guy. The developer proposed a closed loop waste water system, made locally, on the slides. Show me best practices and I thought they did that here with Dockside Greens and Battery Park City. It didn't seem like either concept led to

widespread adoption, so I looked closer. The staffed treatment plant sits below grade in Dockside and seems to work ok. Graywater is used to water the grass and plants and flows through town above grade. There is a slight smell in the air there, but otherwise seemed viable. It's much colder here in Port Perry with more power loss situations, but it could work. Dockside Green in B.C. was given approval in 2002 and still is not finished in 2024. Not even close. The waste system is still not at max capacity. However I continued to read, It has emergency back-up valve to city sewers--. That isn't an option here. Battery Park City also had several emergency bypass valves to municipal infrastructure! These were not viable options in Port Perry. How could we trust them with an MZO and the largest project in town history if they got this so wrong.

The sound of silence was deafening while we waited for a comparison that finally came. A Councillor suggested the waste water system would more modern, but similar to Wyndance community and I could start looking into that. A communal septic system for 125 estate homes? How is that a viable comparison to 600 residential units of mixed use with retail and density? Anyone on septic knows it's difficult to get 4 guests not to put something inappropriate down the toilet. How could we expect hundreds of renters and shoppers for that consideration? Those lucky enough to golf Wyndance also indicate that the system is pumped out regularly. "Every other day" was the quote I heard. This was not a viable comparison.

Sustainable Water Treatment & Water Reuse

Canadian technology, manufactured in Oakville, ON

ZENON Environmental Acquired by Veolia

WSP natural systems utilities

2020-05-07 Revised

Dockside Green, Victoria, BC, wastewater treatment (since 2007)

At Dockside Green (1.3 Million Sq. Ft. residential and retail), a wastewater collection, treatment and disposal system has been constructed to minimize the environmental impacts of effluent discharge to the environment. It creates a closed loop cycle where the treatment of wastewater on-site reduces operating costs and provides reclaimed water for toilet flushing, landscape irrigation and a water feature.

The reclaimed effluent will meet the Municipal Sewerage Regulation (MSR) criteria for unrestricted public access.

The wastewater treatment system treats all domestic sewage flows generated on site. Two 500k parallel customized process trains each rated for 190 m³/day that can operate at 100% if one unit in maintenance.

An equalization tank will provide flow equalization and attenuation of diurnal fluctuations and hydraulic surges to the plant. A high-pressure pumping system will supply reclaimed water for toilet flushing, rooftops and balcony planter irrigation in all buildings. Sodium hypochlorite is added to this water to maintain a residual disinfectant.

A low-pressure pumping system distributes reclaimed water to the central waterway to augment rainwater flows and to nourish the flora and fauna in the greenway through a drip-irrigation system. This water is not chlorinated, but it is pre-disinfected with ultra-violet light.

2020-05-07 Revised

Battery Park (The "Solaire"), Manhattan, USA (Since 2003. 1st permit issued in USA; NSU Project)

Currently wastewater and rainwater recycling systems within six Battery Park City Buildings consistently achieved greater than 50% water consumption reduction and a greater than 60% reduction in wastewater discharge (compared to similar residential buildings in NYC).

The systems include treatment with submerged membrane technology to remove nitrogen biologically followed by ultraviolet light disinfection, to comply with New York City Department of Buildings' direct water reuse standards.

The first project in NYC to incorporate wastewater reuse was the Solaire Building, which began operation in 2003 and treated reuse water for flushing toilets in the 293-unit apartment building, cooling tower make-up, and green roof irrigation. The Solaire Project was the first urban, residential treated wastewater reuse application permitted in the USA.

The wastewater system also supplies reclaimed water to an adjacent apartment building for use, with further treatment, for subsurface irrigation in adjacent Teardrop Park.

2024-05-07 Revised

The disappearing road

This road is important because it shows what a lack of communication and consultation looks like. It is my understanding that the road proposed by Avenu properties through the hazard lands is not happening any longer. Hazard lands are described on Durham's website as:

"Natural Hazards are lands exhibiting unstable or organic soils, poor drainage, steep slopes, flood, erosion or landslide susceptibility or any other conditions that would create risk to life and property or damage to the environment..."

The Region has apparently approved all traffic going down Castle Harbour. I assume the potable water will also be required to go down Castle Harbour. I assume the sewer (2050?) will also be

going down Castle Harbour. People will be reading this and will justifiably be confused. The road was designed to alleviate traffic and congestion from Castle Harbour. It was proposed to the community in the slides. If that's changed, you should be taking that back to the community for consultation. The lack of community engagement is distressing.

June 24, 2024

For context, it's important to understand that a town Councillor is not a full-time career. It pays just slightly higher than minimum wage based on a 40-hour work week. That is not an excuse, nor does it relieve them of their obligation to us or the developer, but context is important. Six of the seven members of council are acclaimed. I credit this to the previous Mayor and Council. There was very little controversy. They gave us tools like The Lake Action Plan, Lake Revitalization Plan, Environmental Assessments were being conducted. I want to once again mention Kawartha Conservation and town staff have failed to provide us this document. This information is public knowledge in Ajax. MSIFN paid for this study. Partnerships with MSIFN and the Lake Stewards were strong in the previous Council. Surely this new acclaimed Council would have a collective mandate of- Do Not Harm.

Just days before this motion came to town councillors, they received the 450+ page brief from Avenu. I believe that Council and the Mayor are learning about this application as we are. There were several written submissions and seven brave deputations. Spicy interactions between the public and Council and perhaps misinformation coming from both sides. At the end of the evening four members of Council supported a referral to staff, while two members had all the information they needed to make a decision. To those four members who voted for the referral, thank you. This movement would not have been possible without you. It was referred to September 16, 2024 at 6:30pm.

How to Grow

A retired Planner from Toronto has discussed the application and inconsistencies with the Provincial/Regional/Township plan in his submission on July 29th and I wouldn't pretend to know more about that than him. We all know that growing a town by sewer, rather than septic, is a smart move. We know that sewer capacity has doubled recently and that new capacity is being taken up by new allocated developments in the pipeline. These developments went through the normal process, for the most part. If we are above our 2026 population objective and we are nearing sewer limitations again, why are we rushing the largest development in Port Perry history via MZO? Where is the vision for growth, density and infrastructure? Are we going to build the town one MZO/site plan at a time?

The developer may remind you that the Township planning allows hundreds more units of housing in the urban boundary on this site, but that plan also says growth by sewer is preferred. We can not pretend to be land use planners on the spot, advocating for uses of density and

affordability when given the opportunity to add density(through rezoning) on the south side of the urban boundary, Council allowed Embee Estates to build 11 homes that are 2720 sq ft to 2900 sq ft. This site actual had infrastructure as well.

The Underground Parking Garage

Sometime in August our team discovered the underground parking rectangle on the site overview. People from community presentations don't recall that being mentioned. Im assuming it's the 660 parking spaces referred to in the slides above. The water table/Lake Scugog/ Provincially Significant wetlands also appear very close to this location. Im told the soil quality is poor by experts. This area is a watershed for Lake Scugog. You don't have to be an engineer, to understand the cost of this would be very high. Is this even viable? Ontario Place abandoned a similar plan at Thermea Spa. If it's not viable, will the spots on the surface cause run off into the communal septic system/Lake Scugog? Will the town, region or residents be footed with the bill? Important questions that you only get certainty with by turning the MZO application down.

Pages 167, 168, 169 of Avenu's 450+ page brief

We have been advised that pages 167, 168, 169 of this 450+ page brief are what matters. This is the MZO Draft Order for you to consider. This is the Council-supported document. I'm not an expert but:

- I see density on there. Five storeys and a mechanical penthouse
- I see parking on there.
- I see a private septic system on there.
- I don't see lots size provisions, frontages, setbacks etc
- I don't see rental or subsidized housing on there
- I don't see environmentally protected land or parkland provisions on there

What I do see is an MZO Draft Order that asks for a stand alone Zoning that does not reflect the Township or Durham Region Official plans or Township Zoning bylaw 14-14.

Affordability gets its own section. Vaughan Council passed a large housing MZO that promised to build affordable housing. When they didn't build it, the Minister said affordability is "**outside the scope**" of the Ministry. His statement continued:

"The traditional authority of a Minister Zoning Order does not address inclusionary zoning or affordable housing."

Surely the Provincial Policy statement would protect the town during the MZO process? That is not the case either:

Bill 257 -Supporting Broadband and Infrastructure Expansion Act has recently amended the planning act to make explicit **that MZOs are not required and are deemed to never have been required to be consistent with the Ontario Provincial Policy Statement. Therefore, arguments of incompatibility between MZOs and the PPS bear no weight and Bill 257 allows for greater discretion by the Minister.**

Environmental Impact

“Homes are indeed important, but let’s not solve one crisis and create another”
Lisa Burnside CAO Hamilton Conservation Authority

We established that we are over the 2026 population objective on Durham’s Official Plan updated last year. We established that there are over 1000 homes in the Port Perry Urban housing pipeline. We established that there is virtually no infrastructure currently on this site. There is no need to rush an MZO. Now it’s time to look at the impact to the environment.

Staff at Kawartha Conservation Authority are experts on the lake, wetlands, watershed, habitat and erosion. An MZO doesn’t allow them to comment. Wouldn’t you want their commentary on this application? Simply saying no, allows them an opportunity to provide input on the largest development in Port Perry history. Their maps, studies, analysis on the KCA website are warning you. That environmental assessment of Lake Scugog that no one will show me is also probably telling you. I compare this to good advice from people who are no longer with us. They can’t speak to us anymore, but it doesn’t make their advice any less significant.

The next best opinion from an environmental perspective is that of the Lake Stewards. A group of volunteers who also have experts and biologists at their disposal. They are telling you not to approve this MZO.

Wetlands are a habitat. They are the filter for Lake Scugog and they have prevented our basements from flooding in low lying areas. They are what protects us during intense storms. They are part of our past, present and we simply need to integrate them as they are, into our future. This is one of ten significant wetlands on Lake Scugog and precedent set here likely pushes our urban boundary north with just as much density and setback distance on the watershed. When you remove wetlands or create gaps in them, you allow predators an opportunity to move in. Species migrate elsewhere. Birds often fly into new structures of density.

Beaver Creek/Cawkers Creek on the south side has a history that goes back 150 years. Beavers slow the water, provide refuge and protection for animals and a reliable source of food for

those animals. Without them, water would come rushing into Lake Scugog. This is not a zoo, therefore beavers need adequate space between them and the surrounding community.

Over the years people have photographed deer, beaver and fowl on the site. Columnist and nature consultant Geoff Carpentier even did a study on this site in 2015. He identified 21 bird species, evidence traces of beaver and coyote were also observed according to his survey.

Disbursement of other animals is a concern. Coyotes are not well liked, but removing their home means having them move to other locations and food sources. I'm not a biologist, but disturbing the ecosystem is not a good plan.

Stressed Services-An Ontario Story

As we build homes, our existing services get stretched. Here is why we are different though:

- A co-worker of mine is an occasional nurse at Port Perry hospital and stated the wait can be as much as six hours. Wait times in August hit close to four hours at Port Perry's hospital. That's after registration. Bowmanville lacks an Obstetrics unit and that is drawing people to Oshawa or Port Perry because of it. The partial closure in Minden has made matters worse. We need a smart growth plan.
- Those who live here, rarely see Durham Regional Police in town. More residents mean longer response times and redirecting services away from higher priority needs locations like Oshawa. Substantial growth also requires capital/operational investments in a Police station and staff. We need a smart growth plan.
- Our Part Time Fire Department is a key factor here. Volunteer response times are 4-6 minutes slower than full time departments. No other municipality south of Port Perry has a volunteer system anymore. Full time staff train daily and are better prepared for calls as they are already in the station. Stressing and stretching volunteers is not good for the community. Intensifying on the outskirts of urban boundaries increases response times. More mutual aid from other communities will be required as we increase in size/density. We will require capital and staff operating expenses if we continue to grow exponentially. We need a smart growth plan.
- Schools are overcrowded. We have converted half of the school library into a new classroom this year at a local school according to an Educational Assistant. Do we really want to be busing kids out of Port Perry to different communities each day? We need a smart growth plan.

In Conclusion

It was suggested by someone I respect, that we meet with David Medhurst of Avenu Properties. I actually mentioned it a few weeks earlier to the community group and we decided not to. Pages 167, 168, 169 of the Avenu brief are all that matters. Any environmental benefits come with adequate consultation with Kawartha Conservation Authority and the Lake Stewards. Any community benefits are negotiated through section 37 benefits in the normal planning process. They have not provided another community meeting to clarify anything.

I don't live in this neighbourhood. I don't live in an estate home. I have no special political interest here, but I am concerned resident of beautiful Port Perry.

This is not an attack on David Medhurst or Avenu Properties. I have never met him, seen him or even spoke to him. He is proposing something different here and different is ok. He's interested in Port Perry and that's ok too. With proper planning processes, infrastructure and due diligence, there is a world in which I support proposals like this one outside of the MZO application process.

As David is doing his job though, I am asking you too to do your job. The previous Council gave you the foundations tools. Our community group gave you tools. The Lake Stewards, MSIFN, former planners and biologists gave you enviromental studies and scientific information tools. The former planner has given you detailed urban planning insights. Too Much Too Soon or just not needed by Shawn Lackie in The Standard Newspaper should be a clear indication to you that things are not going well. When a journalist is inviting people to your meeting, it is not business as usual.

I am asking you to unanimously turn this MZO application down and be on the right side of Port Perry history.

Thank You.

Michael Coll

Vanessa Reusser

From: Mike Coll [REDACTED]
Sent: September 3, 2024 5:17 PM
To: Wilma Wotten; David LeRoy; Robert Rock; Janna Guido; Terry Coyne; Ian McDougall; Scugog Clerks; Harold Wright
Cc: Scugog Fire Department
Subject: Press Release- Save Port Perry Wetlands

Press Release

For Immediate Release

Date: September 3, 2024

Contact: Michael Coll, Spokesperson

Phone: [REDACTED]

Email: [REDACTED]

SavePortPerryWetlands Group Urges Council/Clerk to Move September 16th Meeting to Larger Venue

Port Perry, ON – On September 16th, the Port Perry Council is scheduled to make a critical decision that could impact the future of our community and its natural heritage. The Council will convene to determine whether to support the application of a Minister's Zoning Order (MZO) that would grant the Province of Ontario jurisdiction over a proposed mega 600-unit housing development on the Port Perry Wetlands.

The SavePortPerryWetlands Group, representing over 4,225 concerned citizens who have signed a petition against this development, is calling on Mayor and Council to move the meeting from the current Town Hall venue, which accommodates only 100 people, to a larger venue that can properly represent the overwhelming public interest in this issue.

"The decision made on September 16th will have far-reaching consequences for our environment, our community, and future generations," said Michael Coll, spokesperson for SavePortPerryWetlands. "It's crucial that everyone who has a stake in this decision has the opportunity to be heard and represented. The current venue is simply inadequate to meet this need."

The proposed development poses a significant threat to the Port Perry Wetlands, an area of environmental importance that provides essential habitat for wildlife and helps maintain the health of Lake Scugog. The MZO application circumvents the usual planning process, raising concerns about transparency and public participation.

"We urge Mayor and Council to demonstrate their commitment to democracy by moving the meeting to a venue that can accommodate the community's voice. This is not just about one meeting; it's about ensuring that the voices of 4,225 citizens are not silenced." Michael Coll.

SavePortPerryWetlands is calling on all residents, environmental advocates, and concerned citizens to join us in this critical moment to protect our wetlands and uphold the integrity of our town's decision-making process.

<https://www.saveportperrywetlands.ca/> for videos, petition and gofundme totals.

recent media

<https://www.thestandardnewspaper.ca/post/letter-no-mzo-for-the-shoreline-of-lake-scugog>

<https://www.thestandardnewspaper.ca/post/too-much-too-soon-or-just-not-needed>

<https://www.durhamradionews.com/archives/187635>

<https://durham.insauga.com/many-concerns-held-about-port-perry-lakeshore-development-mississaugas-of-scugog-island-environmentalists/>

<https://www.thestandardnewspaper.ca/post/scugog-council-to-discuss-mzo-request-for-controversial-port-perry-development-in-september>

<https://durhampost.ca/avenu-properties-proposed-port-perry-project-under-review>

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: September 3, 2024 6:51 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Michael Ochman

Michael Ochman


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Michael Ochman

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 10:49 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Michelle Trembley

Michelle Trembley


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Michelle Trembley

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Mike Macchione - FW: Castle Harbor Development (Scugog)
Date: September 4, 2024 10:18:28 AM

From: Mike M [REDACTED]
Sent: Tuesday, June 18, 2024 8:37 PM
To: [REDACTED]; Wilma Wotten <wwotten@scugog.ca>; Ian McDougall <imcdougall@scugog.ca>; David LeRoy <dleroy@scugog.ca>; Janna Guido <jguido@scugog.ca>; Robert Rock <rrock@scugog.ca>; Harold Wright <hwright@scugog.ca>; Terry Coyne <tcoyne@scugog.ca>
Subject: Castle Harbor Development (Scugog)

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Good evening,

I am writing to express my extreme displeasure with the proposed development for the Castle Harbor area in Port Perry. I'm certain many others will have lengthy and detailed missives explaining all of the details. I aim to just add my voice to theirs.

I want to make it known that I do not live in that neighbourhood, but am a resident of Port Perry. I fully understand the need for development in general and for an increase in the building of homes. This current proposal is far too many homes, built upon an environmentally fragile area, and with no real clear plan to address any concerns or issues from the land owner/developer.

The latest town hall meeting left more questions than answers. There were a ton of vague responses of things that *may* be looked into or *should* be dealt with. The most concerning aspect from citizens here is the rumoured use of an MZO to push this plan forward without any care for the environment or the desires of the majority of residents in this area. There is currently not the infrastructure in this town to support a development like this on the waterfront. The current plan includes filling in the lake (deplorable), thus placing more of a burden on the ecosystem than already exists.

I'm sure the term "affordable" will be bandied about, with no guarantee that any units here would actually be attainable for the people that live or want to live here. This seems like a "get rich as quick as possible" scheme from those buying up land, forcing approvals, and then leaving the area with as much citizen money as possible, not having to live with the traffic, environmental degradation, etc...

Real people live here and would hope those that represent them in all forms of government would be working toward improving the quality of life of their constituents (or at the very least, keeping the status quo instead of degrading it). I URGE you to please stand up for the people of this town and not just those richer or powerful groups who would benefit the most from this proposed project.

Thank you,

Mike Macchione

[REDACTED]
[REDACTED]

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 11:28 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Nadine Manson

Nadine Manson


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Nadine Manson

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 7:17 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Nancy Fisher

Nancy Fisher


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Nancy Fisher

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Nancy Page - FW: Nancy Page - thank you, you're doing great, and I hear you
Date: September 4, 2024 10:19:00 AM

From: Nancy Page [REDACTED]
Sent: Tuesday, June 25, 2024 10:51 AM
To: Wilma Wotten <wwotten@scugog.ca>; Terry Coyne <tcoyne@scugog.ca>
Subject: Nancy Page - thank you, you're doing great, and I hear you

Thank you for the opportunity to speak

I am here to voice my opposition to Avenu's request for an MZO

It is my understanding that:

-This Municipal Council is the most important and powerful **protector** of our community and it is this Council, not developers, that determines the developments and the **speed** of developments in our community

-An MZO accelerates the development process from 2-3 years to 3 months in order to support provincial housing and developer goals. These may not align with the goals of this Council.

-It bypasses the Ontario Land Tribunal. It cannot be reviewed or appealed. It is final

-It includes environmental assessments but to a lesser extent than normal

-This mean that by using an MZO, this Council loses control over critical components of this development

-The Mississaugas of Scugog Island, the Lake Stewards and local residents are opposed to an MZO

-Kawartha Conservation has not been provided with the plans for review and comment. I understand that this is a recently removed **requirement** but their input is critical

-Referencing page 126 of AVENU's presentation - their reasons for needing an MZO include - investments are needed, MZO needed so financing can be secured, timing is critical to unlock funding initiatives, MZO needed for financial viability, and without an MZO and subsequent financing they cannot advance any further...

What does this mean?

What timelines?

What initiatives?

What happens if they get this MZO then encounter another hiccup from somewhere else? - What happens then?

Is AVENU telling us they don't have the money to build this?

Who is advancing the money?

Who is in control?

Are they going to flip this and never come through?

And since they don't have the money to build this why are they asking this Council to help THEM out by accelerating things? Where is the transparency, accountability and credibility here

And to Council - why would you even consider hurrying things up to help these guys out if they don't have the money to do this? Whoever ends up doing this - it is NOT going to them

Referencing Pages 43, 180/6 AVENU and section 8 of the Ontario Building Code - sewage system design flows

When I use **their** plans of 26 detached, 36 townhouses and 520 apartment type units at **their** number of 2.2 people per unit and I crunch those numbers through the Ontario Building Code requirements the total daily wastewater that will require treatment is 414 000 L per day (413 800)

On **their** plans - they plan for only 280 000 L per day. That's only 68% design capacity and a full 32% unaccounted for as per Ontario Building Code Requirements (280 408)

These are the numbers - or am I missing here?

These are just some red flags I quickly found on a Sunday afternoon scanning a report that is high in vision and low on details. Imagine what a full review might find. Given all of this, it follows that it is better that this development NOT proceed via an MZO so that this Council can continue to ensure a proper review of all aspects of the development

In addition to my previous questions, and based on the points I just raised, I want to ask this Council 5 questions

1. Is my general understanding correct?
2. Has the planning department issued a planning report, do they support this development, do they support an MZO and if so, why?
3. In regards to environmental assessments, have they been reviewed, approved and signed off by the Ministry of the Environment? If yes, will soil testing be monitored by the MoE? Why was Kawartha Conservation not given the opportunity to review and comment on this development? Given that this is such an environmentally sensitive area I believe we can NOT take any short-cuts on this
4. Do you support this development and if so, why?
5. Do you support an MZO for this development and if so, why?

I respectfully ask that this council votes against AVENU's MZO request, thereby granting us time to move forward prudently. AVENU's motives for an accelerated process are clear and things don't add up. But **we must not be rushed**. Tonight's decisions could make things final. The environmental impact and loss to our community is forever. We must take every step to **protect**. I ask that you deny AVENU's MZO request so that you can continue to act with patience, prudence, collaboration, control and time

If time allows, and if appropriate, I would like to know your feedback to my questions

If not, I thank you for your time and consideration and continued advocacy for your constituents, your fellow residents, and our shared, environmentally sensitive lands

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 10:26 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Natalie Zarins

Natalie Zarins


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Natalie Zarins

Vanessa Reusser

From: Dr. Neil H. McAlister [REDACTED]
Sent: May 16, 2024 8:09 PM
To: [REDACTED] minister.mah@ontario.ca; Terry Coyne; minister.AMOH@ontario.ca; Janna Guido; Valerie Hendry; chair@durham.ca; Kevin Heritage; jamil.javani@parl.gc.ca; info@scugogfirstnation.ca; David LeRoy; Todd.McCarthy; Ian McDougall; Michael.Ramnanan@ontario.ca; Robert Rock; Wilma Wotten; Harold Wright
Subject: Re: Proposed Development Castle Harbour - Avenu Properties

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dr. Neil H. McAlister

Ms. Perna and Mr. Kee eloquently explain the many reasons why residents of the existing neighbourhood are implacably opposed to the proposed overdevelopment on environmentally sensitive land in the Castle Harbour area by Avenu Properties.

The developer's proposal shows contempt for our existing neighbourhood; and utter disregard of the added stress that massive population growth would place on Port Perry's already overstretched municipal services.

The proposal is also contemptuous of the fragile natural environment nearby.

I join in recording my absolute opposition to this project. I join the voices asking our elected representatives not to support any Ministerial order that would ignore many valid concerns to fast track a very bad idea that should be quashed.

Yours truly,
Neil H. McAlister, MD PhD

----- Original Message -----

On 2024-05-16 18:43, Kathy Perna wrote:

To:

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

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 'acquired' 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 Street (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 proposin 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 oing forward?
- there are currently long waitin lists or 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 unding 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, or canoes, paddle boats and electric boats, this is marshland??? Will they be allowed to dredge the lake to allow or 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 actors and deny Avenu Properties a Minister Zoning Order for this project.

We look forward to your response.
Respectfully,

Kathy Perna & Gilbert Kee



Vanessa Reusser

From: Dr. Neil McAlister [REDACTED]
Sent: April 26, 2024 7:18 AM
To: Stephanie Tsang
Cc: Wilma Wotten; Terry Coyne; David Medhurst; Jim Meng; Contact; info@scugoglakestewards.com; [REDACTED]; Valerie Hendry; [REDACTED]; mcdougall@scugog.ca; geninfo@kawarthaconservation.com; [REDACTED]
Subject: Re: FW: Intention to attend Castle Harbour meeting

You don't often get email from [REDACTED]. [Learn why this is important](#)

Ms. Stephanie Tsang
Avenu Properties Corp.

26 April, 2024

Dear Ms. Tsang,

Thank you for the courtesy of your reply.

Your personal comments to me are very kind, but misdirected. My wife and I were both physicians before retiring several years ago. We have lived in Port Perry for a long time, but my wife always practiced elsewhere. My last professional work in Port Perry was 25 years ago. We have neither knowledge of, nor connection to, present day health care in this town.

Thank you for offering to meet with me as a supposed expert in local health care matters. However, even if I possessed the local knowledge that you had assumed I would decline the offer. I cannot support a land deal that will be irrevocably detrimental to the quality of life in our existing neighbourhood and to our rapidly shrinking natural environment.

In any case, the only clear relevance of health care to a big residential development in this area is the obvious observation that several hundred new residents will place severe, additional strain on an already overstretched medical system in a town where many of us existing residents (like more than two million other Ontarians) cannot find a family doctor.

In this context, vague reference to a commendable subject like seniors' health care might be viewed as a smokescreen, an attempt to distract attention from legitimate concerns about major disruption of an existing residential neighbourhood and the destruction of its adjacent natural habitat.

Concerning the natural habitat, has Avenu Properties obtained a third party environmental assessment? May we see it? Do you plan to rehabilitate the lake or to compensate elsewhere for wetlands that your new development would destroy?

We take strong exception to the spurious claim that previous opportunities for consultation with stakeholders, and public discussions at local government, were well publicized. Port Perry has no local television or radio station. Unsubscribed "flyers" are thrown onto our curbs from time to time, and if found, they are often trashed as litter, soggy and unread. Yesterday I spoke with three of our neighbours here on Island View Court (a five minute walk from Castle Harbour) who heard about this proposed development for the very first time two days ago. One of these people said she spoke to some residents on Castle Harbour, who live across the street from the proposed development, who had not been informed. Neither your company nor any level of government has ever contacted us by post, door to door visit, or email. We knew nothing about any public meetings or discussions at city hall.

Avenu Properties's excuses for secrecy heretofore are of no interest to the residents of our community. To us, this hasty, nearly clandestine process looks like a sham in place of any genuine effort for stakeholder consultation. It

looks more like an under-the-radar attempt to push through fast approval of a large, environmentally destructive development, with minimal public knowledge or input, even from the residents of the immediate neighbourhood whose lives would be severely disrupted.

We hope to meet with Avenu, and with other very concerned citizens, at your meeting in Scugog Public Library at 5:30 on Tuesday evening, April 30. We would have responded to an invitation to this meeting much sooner -- if you had ever sent us one.

Yours truly,

Neil H. McAlister, MD, PhD, FRCPC (emeritus)

[REDACTED]

[REDACTED]

On Thursday, April 25th, 2024 at 1:19 PM, Stephanie Tsang <stephanie.tsang@avenuproperties.com> wrote:

Dear Dr. McAlister and Mrs. McAlister:

Thank you for your letter and raising issues.

I have discussed your letter with our Project Director David Medhurst. We would like to engage with you personally at everyone's convenience. Not only in regard to the various concerns you raise, but also out of respect for your experience and expertise in your field of medical practice. As you probably are aware by now, we are ambitious to integrate a much-improved level of senior healthcare to the community. We plan for PACE and an integrated wellness hub. We genuinely would like to discuss plans and ideas with you. We are engaged with Lakeridge Health leadership, we are working with the Ministry of Seniors and Accessibility. We have no one in the local community to consult who has your level of experience and community knowledge.

When we meet, we can address matters you raised.

In an effort to start off on a better footing, we would like to inform you that the process we have followed has been dictated by a number of external circumstances, which we are not able to alter. For example, we have been working with the Toyota Mobility Foundation, and they required a certain confidentiality process, which has had some restrictive timing elements.

We did hold a fully open-to-the-public meeting before Town Council on Dec 4th, 2023, at which time the whole project concept was unveiled. This was widely reported in public press. FYI - you can see this meeting record online: <https://www.scugog.ca/news/posts/update-on-special-council-meeting-held-monday-december-4-2023-following-the-regularly-scheduled-general-purpose-and-administration-meeting/>

The presentation PDF file: https://www.scugog.ca/media/s0zdg4wo/special-council-resolution-presentation_final_v4a.pdf

Though the first 'public' meeting with Castle Harbour will be on Apr 30th. There will be a first all public meeting on May 7th (at Scugog Public Library).

We have been holding as many stakeholder meetings as possible in the interim. Two members of the Castle Harbour community (Jennifer Noble and Brian) attended the March 19th meeting (held at Two Blokes Cider). Mayor Wotten and Councillor Coyne were present.

We are sensitive to Castle Harbour concerns. We hope we have an opportunity to meet with you directly.

Sincerely,

Stephanie Tsang



Stephanie Tsang

Project Manager

P: +1 416.613.9806

E: stephanie.tsang@avenuproperties.com

From: Dr. Neil McAlister [REDACTED]
Sent: Thursday, April 25, 2024 9:51 AM
To: Stephanie Tsang <stephanie.tsang@avenuproperties.com>; [REDACTED]
[REDACTED]@wwotten@scugog.ca; mcdougall@scugog.ca; geninfo@kawarthaconservation.com;
tcoyne@scugog.ca; vhendry@scugog.ca
Subject: Intention to attend Castle Hartbour meeting

You don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: This email comes from an external organization. Do NOT reply, click links (embedded links) or open attachment(s) unless you recognize the sender email address. Also, NEVER provide your username and password as a result of an emailed request. When in doubt, contact IT Department.

Ms. Stephanie Tsang

Avenu Properties Corp.

25 April, 2023

Dear Ms. Tsang,

We are horrified and deeply offended that a monumental change to our quiet, residential neighbourhood has been proposed behind our backs, with no advance notice to us whatever.

We were completely unaware of Avenu Properties proposal for a Castle Harbour development until we found a copy of a document left on our front porch yesterday, 24 April. That document suggested that April 23 had been the deadline for us to state our intentions to attend a meeting on April 30. The timing is obviously disingenuous, as we were never notified about this meeting until the day after your supposed deadline -- and not by your company, but by a neighbour whom I gather happened to learn about it indirectly.

We will attend this meeting on April 30 to express our outrage at the secretive process by which this massive proposal has been advanced without notifying most of the residents of our neighbourhood. We will express our implacable opposition to a project that would destroy the peaceful character of

our existing community, and erase an irreplaceable swath of natural marshland habitat for local wildlife.

Yours truly,

Neil H. McAlister

Nazlin K. McAlister

[REDACTED]

[REDACTED]

[REDACTED]

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 23, 2024 5:47 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Nicole McNaught

Nicole McNaught


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Nicole McNaught

From: Janice Hamilton-Dicker [REDACTED]
Sent: June 19, 2024 12:30 AM
To: Wilma Wotten; Ian McDougall; David LeRoy; Janna Guido; Robert Rock; Harold Wright; Terry Coyne; Kevin Heritage; Valerie Hendry; info@scugoglakestewards.com; info@scugogfirstnation.com; Geninfo; NRISC (MNRF)
Cc: jamil.jivani@parkl.gc.ca; Todd.McCarthy@pc.ola.org; doug.fordco@pc.ola.org; pierre.poilievre@parl.gc.ca
Subject: Objection to the Castle Harbour development in Port Perry

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Mayor and Council,

I would like to voice my objection to the proposed development on the south side of Castle Harbour Drive by Avenu Properties Corp.

Valerie Hendry, Manager of Planning has informed residents in the Township of Scugog that the Township anticipates a request from Avenu Properties to Council at the June 24, 2024 Council Meeting. She advised that they anticipate the request will be for council to request the Minister of Municipal Affairs and Housing to enact a Ministers Zoning Order (MZO) to implement the proposed development.

We request that Council NOT request the Minister of Municipal Affairs and Housing to enact a Ministers Zoning Order.

Building 600 units of townhouses, apartments and condos and a road on environmentally sensitive land is wrong!

This development would destroy the marshland and the habitat of hundreds of birds, turtles, frogs, fish and an array of plant and wildlife. All eight of Ontario's turtle species have been designated as species at risk under the Endangered Species Act. The development would impact and displace a variety of species. This property is a popular corridor for wildlife. PLEASE PROTECT IT!

Respectfully,

Janice, Selwyn and Ethan Hamilton-Dicker (three of many voters in this area)

[REDACTED]

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 27, 2024 10:37 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Olivia Wokral

Olivia Wokral


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Olivia Wokral

From: Erik Fraser [REDACTED]
Sent: July 29, 2024 10:52 AM
To: Valerie Hendry; [REDACTED]
Subject: Opposition to Waterfront Development

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Valerie, my wife Christin and I live at 6 Castle Harbour Drive in Port Perry. Please accept this email and provide same to council and any relevant bodies as our strong objection to the proposed high density development on lake Scugog.

Firstly my wife and I are not opposed to all development in this area. We would accept Estate homes on the land as has been discussed previously. We object to a high density development going in as it does not at all match the existing large subdivision. Further, the developers are planning a road on top of the lake. This is absurd. Behind my house on a marshy section of the lake are giant turtles that weigh hundreds of pounds. There are hundreds of bird species and nests large and small. To put a road in over that sensitive wildlife area is a terrible idea. It would be absurd and reckless to fast track any environmental review as is being proposed.

The developers have come to council and stated that they are not Lalu they are a new company Avenu and they simply purchased Lalu. Please have your legal department pull the corporate profile reports for the corporations. You will see from the addresses of the corporations and the directors in place that council has been misled and Avenu is in fact Lalu with the same people working this project as were involved in previous projects that were not a success or well received.

Have other local lands been considered for a high density project? The lands by Canadian tire in Port Perry would be excellent and would not disrupt an established subdivision with executive homes.

We kindly ask that our elected representatives listen to us and act on our behalf to stop this project from moving forward. Thank you.

Erik M. Fraser

[REDACTED]

[REDACTED]

CONFIDENTIALITY NOTICE: This communication and any accompanying document(s) are confidential and may be privileged. They are intended for the sole use of the addressee. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action in reliance upon the communication is strictly prohibited. Moreover, any such inadvertent disclosure shall not

compromise or waive solicitor-client privilege as to this communication or otherwise. If you have received this communication in error, please immediately contact inform the sender by return e-mail or by telephone at [REDACTED] and delete this e-mail message and all copies. Due to the inherent risks associated with the Internet, we assume no responsibility for unauthorized interception of any Internet communication with you or the transmission of computer viruses.

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 8:02 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Owen Morgan

Owen Morgan


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Owen Morgan

Vanessa Reusser

From: Paul Mountain [REDACTED]
Sent: June 24, 2024 11:40 AM
To: Wilma Wotten; Terry Coyne; Janna Guido; Valerie Hendry; Ian McDougall; David LeRoy; Robert Rock; Harold Wright; Kevin Heritage; todd.mccarthyco@pc.ola.org; Doug Ford
Subject: Development proposal for lands south of castle harbour dr in Port Perry

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I'm sure you all have received and read several emails from other concerned citizens regarding this proposed development. We just wanted to add ourselves to the list of concerned tax payers regarding this proposal. There are several issues being called out regarding the proposal, not the least being environmental concerns regarding the wetlands that this property is on and abuts.

That being said, my greatest concern is that a development of this size, I believe it's now over 700 units, is much too large for the location it's being proposed for and way too far away from transportation hubs such as the 407/401 or GO transit.

The increased load on the already limited roads, health facilities, and schools in the area would be near to devastating.

We all understand that more housing is needed, and needed quickly, but to approve a development this large in a community so small and remote does not make sense.

In one of the many communications I've read I saw something comparing Port Perry to Oshawa, Whitby, Ajax, and Pickering. That's laughable both in size and geographical location. We are a small town that yes needs to grow, but slowly and sensibly. Not with large , city like, developments as is being proposed.

Paul and Karen Mountain
[REDACTED]

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Paul Doo - FW: Development property south side of Castle Harbour Drive
Date: September 4, 2024 10:48:21 AM

From: Paul Doo [REDACTED]
Sent: Thursday, December 28, 2023 9:39 AM
To: Valerie Hendry <vhendry@scugog.ca>
Cc: Ruth Doo [REDACTED]
Subject: FW: Development property south side of Castle Harbour Drive

You don't often get email from [REDACTED] [Learn why this is important](#)

Good morning Valerie

Please include me in any communications on this topic.

I believe there is a meeting on February 9th, please provide details, time, location etc.

Thank you

PAUL
[REDACTED]

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 30, 2024 12:51 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Paul Ratte

Paul Ratte


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Paul Ratte

To: [John Doe](#)
From: [Jane Smith](#)
Subject: [Meeting notes - 10/10/2024](#)

From: [Jane Smith](#)
Sent: August 20, 2024, 10:10 AM
To: [John Doe](#)
Subject: [Meeting notes - 10/10/2024](#)

The meeting was held on [10/10/2024](#) at [10:10 AM](#).
The meeting was held on [10/10/2024](#) at [10:10 AM](#).
The meeting was held on [10/10/2024](#) at [10:10 AM](#).





Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 6:29 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Peter CHMELNITSKY

Peter CHMELNITSKY


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Peter CHMELNITSKY

Wilma Wotten, Mayor - wwotten@scugog.ca, cao@scugog.ca

The Council Members - dleroy@scugog.ca, jguido@scugog.ca, rrock@scugog.ca,
hwright@scugog.ca, tcoyne@scugog.ca

Ian McDougall, Regional Councillor - imcdougall@scugog.ca

Planning and Development Department- planning@scugog.ca

February 12, 2024

Re: Avenu Properties Corp - Proposed Development on Castle Harbour Drive

The undersigned individuals are formally expressing our concerns and disagreement on the proposed development. We have met with a large number of our neighbours and we have agreed to document on behalf of the overall community, the concerns with the proposed development.

While we acknowledge the right of the property owner to develop the property, we firmly believe the development should align with the current approved zoning of 20 individual family homes and not the new proposal that was presented to Council on December 4, 2023. The new proposal to create a high-density housing development in an area that does not conform with the intent and specifically to key areas in the Official Plan which if allowed to proceed would create significant disruption, environmental and financial risk to the community.

- The proposed development is at the outer edge of the Urban area, and it does not have the necessary infrastructure to support 600 units.
- The hybrid solution of municipal water with a privately built and operated sewage plant is not in alignment with the Official Plan and creates undue financial and environmental risk to the community. Waste treatment for a high-density development needs to be under the care and custody of the municipality and not be a privately run enterprise.
- The development did not provide adequate details on how it would accommodate the number of vehicle parking spaces in an area that will be very difficult and costly to service with public transit.
- This high-density development is not located on an arterial road that could accommodate a high level of traffic. Converting Castle Harbour Drive to an arterial road is impractical, would be very costly and would significantly impact the local community financially and in their enjoyment of the neighbourhood.

No public work can be undertaken, or Zoning By-law passed that does not conform to the Official Plan. We firmly believe that this proposal does not conform with the Official Plan.

Significant studies and analysis are required before any decision is made with this proposed development. Since this proposed development significantly varies from the Official Plan, we believe that the proponent and not the taxpayers should be funding the significant amount of studies and analysis required to bring a fully developed proposal to the planning department.

Appendix A provides highlights where we believe that the proposed development is not in conformance with the Official Plan.

From the limited details of the Proposal discussed with Council on December 4, 2023, it is clear that no compliance with the Official Plan was contemplated. Therefore, the suggestion to take advantage of recent Ontario Government legislation to encourage much needed additional housing by faster planning procedures and utilizing the Community infrastructure Housing Accelerator for this project may not be a prudent option for the Township.

The actual project completion record of the Proponent, Avenu Properties Corp and associated companies needs to be established. The physical capacity of this site to accommodate such a large project needs to be confirmed. The potential financial and legal obligations of the Township need to be carefully reviewed before hasty decisions are made.

We would like to thank you in advance for your consideration of the community's concerns with this development proposal and we welcome the opportunity for public participation and anticipate a meeting in the course of the review of the proposal.

Yours Truly,

Peter Grabner, [REDACTED]

Denis Schmiegelow, [REDACTED]

Brian Stephen, [REDACTED]

Janice Hamilton-Dicker, [REDACTED]

Gisele Flieler, [REDACTED]

Simon and Leslie Boucher-Harris, [REDACTED]

Rod Coward, [REDACTED]

Appendix A

Community concerns with the Avenu Properties Corp Proposed Development on Castle Harbour Drive

We have summarized and organized our concerns by mapping them to the Official Plan for Scugog Township.

Section 1 Foundation of the Official Plan - No public work can be undertaken, or Zoning By-law passed that does not conform to the Official Plan.

We are seeking confirmation that the proposal fully conforms with the Official Plan prior to any approvals being granted.

Section 1.4 - Growth in Port Perry will be contingent on the provision of additional wastewater treatment capacity.

The property is at the outer edge of the urban area where it is impractical and overly costly to the taxpayers to bring wastewater treatment to the property. The current plan for the developer to build a privately owned waste treatment plant is counter to the Official Plan and creates both financial and environmental risk to the community. Waste treatment for high density housing needs to be under the care and custody of the municipality and not be a privately run enterprise.

A Scugog Official Plan Amendment was passed by Council in May 2006 and approved by the Region of Durham in June 2006 that would re-design the property to a Partial/Private Residential Service designation meaning the homes could be on their own septic systems and town water. This was approved for 20 homes on individual septic systems and not a 600-unit development. This mixed version of services is only permitted to address failed individual on-site sewage and individual on-site water services for existing developments.

2.1.1 Residential Growth Targets

The proposed development would exceed the total 110 residential units per year target for the area and will cause unsustainable pressure on local infrastructure such as schools, hospitals, and other key services.

The property location goes counter against economical use of existing infrastructure and needs confirmation of available capacity with public and / or private providers.

The proposed development will cause long term financial distress to the Township and region by having to provide roadway, transportation and other services in areas that were never intended for high density housing.

2.4 b) Housing

The development is not sensitive to surrounding developments in terms of height and massing and there is no available infrastructure (water, sewage & schools) to support this level of densification.

2.6 A) and C) Infrastructure

The required infrastructure is not available in time to serve this level of densification. It will be very costly to the taxpayers to establish and maintain an integrated transportation system.

3 GENERAL DEVELOPMENT POLICIES

The proposal does not address in sufficient detail all of the development criteria listed in sections 3.1, 3.7, 3.15, 3.17, 3.18,

4.1.3 C) & N) General Development Policies Section

The proposed high-density development **does not** conform with section 4.1.3. It is not located in proximity to arterial and collector roads, and community facilities including schools and parks. The development would need to be serviced through Castle Harbour Drive; this is a secondary residential road that was never intended to handle the traffic associated with 600 units. The intersection of Castle Harbour Drive and Simcoe Street would need major improvements to safely handle the level of traffic envisioned.

Major changes to transit routes would be required to service this community and would create extensive long-term costs.

The building site is not conducive for on-site parking. With 600 units and limited transit, the site could require 1,200 parking spaces. The low level of the land with a relatively high-water table will make it difficult and potentially not possible to do underground parking. The proposal does show how they would accommodate 1,200 vehicles.

4.1.4 Development Staging

This development should not be allowed to proceed until the region can provide adequate services in water and sewer. A privately built and operated sewage plant creates significant risk to the community and Lake Scugog.

8.5 a) Public Transit

The location of the proposed development is approx. 1.0 km from Simcoe Street and approximately 2.4 km from Reach Street and Simcoe Street, which is the closest existing bus route. Castle Harbour Drive is a secondary residential road, and its current road condition would not be suitable for public transit vehicles.

8.6 Parking

It does not appear like there is adequate parking available from the submission. Underground parking may not be possible with the elevation of the property and high-water level.

8.9.1 Municipal Water and Wastewater Systems

The proposed plan is envisioning a privately built and maintained waste system, this is a Region of Durham responsibility and should not be privately built. 8.9.1 C) development in the urban area will be limited based on the ability and financial capability of the Region of Durham.

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 4:57 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Peter Kasperski

Peter Kasperski


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Peter Kasperski

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Peter Swinton - FW: CR-2024-153
Date: September 4, 2024 10:26:05 AM

From: Peter Swinton [REDACTED]
Sent: Wednesday, July 31, 2024 7:38 PM
To: Terry Coyne <tcoyne@scugog.ca>
Cc: John Brown [REDACTED]
Subject: Re: CR-2024-153

You don't often get email from [REDACTED]. [Learn why this is important](#)

Councillor Coyne,

Thank you for reviewing my submission, and getting back to me with your questions. I see the answers coming from 4 different perspectives:

1. The process you are now in.

On June 24th, Council heard Avenu Property's request to approve resolution CR-2024-153, which used the motion wording crafted by the proponent to ask the Minister to do an MZO approval of a zoning by-law crafted by the proponent. That motion did not carry. The motion that did carry was to refer resolution CR-2024-153 to staff so that they could report on it to PCA Committee. You might want to seek clarification from your Clerk and legal counsel, but as I see it, the item before Council is still resolution CR-2024-153. Staff will advise Committee on the pros and cons of the resolution and the associated by-law, but the item still before Council is to make a decision about whether or not to approve resolution CR-2024-153.

Yes, Council has the option to amend the resolution, but the specifics of the zoning by-law don't form part of the wording of the resolution. The resolution says "*to approve an MZO to implement the Proposed Development on the Subject Lands and associated uses as specified in the Draft MZO*". You can ask the Clerk about whether Council can also amend the proposed development and its proposed MZO implementing by-law on the floor of Council, but I think that would simply open up a far more complex problem than Council, the proponent or the public is looking to undertake at that time on the fly. It's also the kind of question that Council needs the circulation, review and public consultation process normally associated with a rezoning application in order to give proper consideration.

Given the process currently underway, the only way I see Council moving to more of a

consensus solution is to first say no to the question which is before Council, and instead ask the proponent to file a standard rezoning application. The review of that application is the process through which the Township can work to build a consensus.

2. The current ask.

In a normal rezoning, a by-law would be crafted that is a site-specific amendment to the underlying Zoning By-law 14-14. It would be structured in a way that all the underlying provisions of 14-14 would apply, except for the specific changes listed in the amendment. It would also seek to change the zoning currently applied to the lands (R3 & EP) to other zones within By-law 14-14 which are more applicable to the negotiated development. Possible adjustment to specific provisions within those other zones which are desirable, but don't conform to the standard provisions would also be included. Any change to the location and provisions of the EP zone would be reviewed by the Conservation Authority and would need to comply with Township and Regional Official Plan policies.

The draft By-law included in the MZO is a stand-alone Zoning Order for those lands. It is not an amendment to By-law 14-14, where all the other provisions would still apply. The wording specifically limits the references to By-law 14-14 as being:

- the By-law 14-14 definitions of building types, open space and parking area in Sections 4. (2)
- the By-law 14-14 definitions of building types, retirement home, special needs facility, home occupation, a series of non-residential uses, open space and parking area in Sections 5. (2)
- the By-law 14-14 definition of conservation use in Sections 6. (2)

For any place where this draft by-law says that there is no standard, there is nothing to allow the Township to apply any standards from By-law 14-14. For any place where this draft by-law is silent, there is nothing to apply any standards from By-law 14-14. Please remember that the zoning on the land defines the rights which are applied to those lands.

Any attempt to only apply a partial approval, i.e. density, would require changing back to a by-law crafted as a site-specific amendment to the underlying Zoning By-law 14-14. Otherwise, there would be no other standards than the specific one being asked. Even a site-specific amendment to By-law 14-14 would be complicated as Council would need to review all the other applicable standards within By-law 14-14 to make sure they work with the development. Again we are getting to the need for the normal rezoning process

to properly review and cover this range of questions and contingencies.

3. The process with the Minister

The Minister will consider requests for zoning orders that meet at least one of the following intake thresholds:

1. requests that deliver on a provincial priority that is supported by a Minister (for example, long-term care, hospitals, transit-oriented communities, educational facilities, housing priorities, economic development, manufacturing, etc.)
2. requests that are supported by a single-tier or lower-tier municipality (for example, through a municipal council resolution or a letter from a mayor where the municipality has been designated with strong mayor powers)

The proponent is asking that this move forward based on the second option. Proving that the request should be considered by the Minister through the first option is much more difficult as all planning applications must prove that they fulfill the relevant objectives of the Provincial Policy Statement, the Growth Plan, the Greenbelt Plan and other policy documents. What separates one intensification application from any other?

Once the Township asks the Minister to approve an MZO zoning by-law, the Township is showing its support for the MZO By-law and is giving up any right or expectation for further consultation. That would be at the sole discretion of the Minister, who has no requirement to have any regard for any of the underlying policies of the Township, Region or Conservation Authority. The By-law being requested in resolution CR-2024-153 shows development lands coming to the water's edge and no EP zone on the map (only a reference that it be determined later). But how or if that EP zone is determined is at the sole discretion of the Minister. If zoning is put in place by the Minister that allows 600 units and shows little or no environmentally protected lands, there's nothing the Township can do through follow-up planning processes (Subdivision, Site Plan, Condo, etc) to subvert the rights granted by the Minister and secured in the zoning.

4. After an MZO is approved

If an MZO is approved by the Minister, that approval cannot be appealed.

But the Planning Act says that a zoning bylaw approved by an MZO is deemed to be a by-law of the municipality. As such, the owner of the lands could seek a minor variance through the C of A process, or even another rezoning at some point in the future. But a Township initiated rezoning, especially if it was not supported by the owner, would be extremely difficult. Municipally initiated zoning changes are usually done as part of a big study, and if they are to be supported by the owners of the lands

being rezoned, are usually done as part of a revitalization study hoping to rejuvenate deteriorating properties through making them easier to redevelop.

I hope this long answer helps address the complexities of your questions. Please let me know if you have any further questions.

All the best,

Peter

Appendix A

July 29, 2024

Outline

The purpose of this report is to respond to the direction of council to staff as outlined in the following resolution with the policy references to support my cover letter dated July 29, 2024.

Resolution CR-2024-154

That Council refer resolution CR-2024-153 to planning and development staff for study of the proposal and report back to the first PCA meeting in September. (Planning and Community Affairs Committee September 16, 2024, 6:30 pm)

Does the Avenu Proposal Conform to the Scugog Township Official Plan?

The proposed development and Draft MZO Order do not conform to the following sections of the Township Official Plan:

- Section 4.1.3, Residential Density
- Sections 4.82 & 4.83, Hazard Lands Designation Provisions
- Section 7.2.3, Neighbourhood Parks Requirements
- Section 9.14, Density Bonusing

Section 9.5 of the OP requires “any Amendment to the existing By-law shall be in conformity with this Plan”. For the Township to:

- approve a rezoning application to permit the Proposed Draft (MZO) Order without the associated Official Plan Amendment, or
- support a request that the Minister permit the Proposed Draft MZO Order without the associated Official Plan Amendment,

the Township would be in breach of its own OP Policy 9.5.

Does the Avenu Proposal Conform to the Durham Region Official Plan?

As per Bill 23 and the Province’s proposal to amend O. Reg. 525/97, it is reasonable to assume that should the Township choose to request an MZO for the Avenu Development, the Township would be assuming the responsibility to confirm that the proposed MZO order complies with the Regional Official Plan.

Significant justification exists to argue that the proposed Avenu development and Draft MZO order do not comply with the environmental, affordable housing and servicing policies of the Durham Region Official Plan.

Holding Provisions and Section 37

If, in September, Council chooses to request an MZO process by proceeding with CR-2024-153, Council will be giving up its rights to use Holding Provisions and Section 37 to secure improvements, require agreements and control the implementation process.

Holding Provisions could include:

- Water supply improvements;
- Acceptable sanitary facilities;
- Acceptable transit shuttle services to downtown.

Section 37 Provisions/Agreements could include:

- The dedication of additional waterfront open space;
- The construction of the Waterfront Municipal Trail;
- funding in perpetuity to maintain and operate Transit intended to connect the site to downtown;
- funding in perpetuity to maintain and operate the required water supply improvements;
- funding in perpetuity to maintain and operate the required sanitary treatment facilities;
- funding in perpetuity to maintain and operate the advanced water recycling technology required to reduce potable water usage by 30%;
- Public Art;
- Affordable/Attainable Housing (as discussed in relation to the Regional Official Plan)

No Section 37 Bonus Provisions have been incorporated into the Proposed Draft MZO Order. Without the use of Holding Provisions and Section 37 Provisions/Agreements, planning vehicles will either not exist, or be limited in their abilities to secure the benefits being proposed by Avenu Properties Corp.

Details

Does the Avenu Proposal Conform to the Scugog Township Official Plan?

Density – Residential Designation

4.1.3

- a) Max density 50 units per net hectare
- n) i) new medium and high density residential development is located on and has direct access to a Collector or Arterial road as shown on Schedule C-1 (Simcoe St.)
- n) Schedule I identifies Priority Intensification Areas within the Port Perry Urban Area. **(The site is not a Priority Intensification Area)** Within these areas, intensification is encouraged to occur in a manner that is compatible with the existing development, yet at higher densities in order to provide for more efficient use of infrastructure and services and provide for affordable housing within the urban area.

Intensification is also encouraged within the remainder of the built up area shown on Schedule I. However, outside of the Priority Intensification Areas, intensification shall occur in a manner

that preserves and protects the character of existing Established Neighbourhoods in accordance with the criteria established in this section.

- p) A complete range of housing types shall be provided in the *Port Perry Urban Area*. The optimum housing unit mix is:
- 70 percent low density housing (single, semis, duplex);
 - 15 percent medium density housing (multiple unit, townhouse); and,
 - 15 percent high-density housing (apartments).

For the purpose of this Plan, low density shall be defined as 15 to 25 units per hectare, medium density shall be defined as 25 to 40 units per hectare and high density shall be defined as 40 to 50 units per hectare. The density should be based on net area, excluding roadways, parkland and environmentally protected, non-developable areas on a site.

Density Summary

- The site adjacent to Simcoe St is not included in the MZO request, so it can't be considered part of this development site.
- No lot or block areas are provided on the proposed Block Plan.
- Based on the approved 20-unit Draft Plan of Subdivision, the net area for density calculation is 11.475 ha. This could be reduced pending resolution of the Environmental Protection Zone.
- Based on 11.475 net ha, no Simcoe St frontage so no medium & high density residential, and the maximum allowable density, a maximum of between 172 & 287 single, semis, duplex units would be allowed, subject to layout and meeting lot zoning requirements.
- 600 units are not allowed on this site by the Township OP Density policies.

Hazard Lands Designation

4.8.2 Permitted Uses

- a) Passive recreational parks and trails requiring minimal alteration to the natural landscape.
- b) No buildings or structures, with the exception of essential structural works required for flood and/or erosion or sediment control.

4.8.3 General Development Policies

- a) The boundaries of the *Hazard Lands* designation are intended to reflect the limits of flooding of streams and lakes (including Lake Scugog), wetlands, steep slopes, erosion areas, meander belts and unstable/organic soils. Precise boundaries will be established through a survey identifying the appropriate elevation wherever development occurs adjacent to lands designated *Hazard Lands*.
- b) The Township will consult the Conservation Authority where development occurs adjacent to any lands designated *Hazard Lands*.

- c) Where development occurs adjacent to *Hazard Lands*, the development shall be designed and constructed to preserve the natural function and flow characteristics of the adjacent waterway.
- d) Lands designated *Hazard Lands* shall not be accepted as parkland dedication in the development process. However, the Township will encourage the transfer of these lands to a public authority.

Hazard Lands Summary

- Hazard Lands are shown along the shoreline of the Application Lands, and almost all lands within the Adjacent Lands.
- Hazard Land Mapping is reflected in the location of the Environmental Protection EP zone in By-law 14-14 Schedule B Map 1, and was updated by 30 m Setback from Provincially Significant Wetlands lie in Attachment 2 of the GHD Natural Heritage Letter, provided in support of the MZO request.
- Both lines extend under development lands shown in Avenu’s Concept Site Plan and Block Plan, even reducing the net lands shown in the 2004 Draft Plan of Subdivision
- Significant buildings and structures, which don’t conform to the permitted uses, are proposed within the Hazard Lands.

Parks Requirements

7.2.3 Neighbourhood Parks

- b) *Size* – *Neighbourhood Parks* shall be adequately sized to provide a variety of passive and active recreational activities meeting the needs of the surrounding area. These parks shall be provided at a standard of 1.0 hectares per 1000 persons.

Parkland Summary

- The WSP Wastewater Recycling Report, provided in support of the MZO request, assumes a person equivalent of 2.2 people per unit. As such and based on the 600 unit permission requested in the MZO draft order, it is fair to assume a final population for the development of 1,320 people.
- Based on 1.0 hectares per 1000 persons, in keeping with the OP parkland requirement policies, the proposed development should provide 1.32 ha of public parkland, not on Hazard Lands, and as a further reduction in density as parkland is not included as net hectares for the purpose of calculating density.
- No public parkland dedication is proposed in Avenu’s Site Plan or Block Plan.
- Open Space use is allowed in both zones contemplated by the Proposed Draft MZO Order, but no minimum parkland requirements are included and no parkland or open space is shown on the proposed zoning map.

Density Bonusing – Section 37 of the Planning Act

Section 9.14 of the OP permits density bonusing for increasing the maximum density and/or height permitted by this Plan for medium and high-density residential development. Even though the proposal includes the following items referenced to in Policy 9.14:

- Hazard/Environmental Protection lands which could be dedicated as additional open space;
- Community Recreational Facilities
- Transit intended to connect the site to downtown
- Public Art
- Affordable/Attainable Housing (as discussed in relation to the Regional Official Plan)
- Any other identified benefit, such as private sanitary services

No Section 37 Bonus Provisions have been incorporated into the Proposed Draft MZO Order.

Township Official Plan Conclusion

The proposed development and Draft MZO Order **do not conform** to the following sections of the Township Official Plan:

- **Section 4.1.3, Residential Density**
- **Sections 4.82 & 4.83, Hazard Lands Designation Provisions**
- **Section 7.2.3, Neighbourhood Parks Requirements**
- **Section 9.14, Density Bonusing**

Section 9.5 of the OP requires “any Amendment to the existing By-law shall be in conformity with this Plan”. For the Township to:

- approve a rezoning application to permit the Proposed Draft (MZO) Order without the associated Official Plan Amendment, or
- support a request that the Minister permit the Proposed Draft MZO Order without the associated Official Plan Amendment,

the Township would be in breach of its own OP Policy 9.5.

Does the Avenu Proposal Conform to the Durham Region Official Plan?

Environmental Areas

The in-place Durham Region Official Plan, approved in 2020, Map B1c shows some Key Natural Heritage and Hydrologic Features on both the Application Lands and Adjacent Lands.

KEY NATURAL HERITAGE AND HYDROLOGIC FEATURES

- 2.3.14 The general location of *key natural heritage and/or hydrologic features* are shown on Schedule 'B' – Map 'B1'. **The individual features and their associated *vegetation protection zones* are to be identified and shown in more detail in area municipal official plans and zoning by-laws.**

The location and extent of *key natural heritage and/or hydrologic features* may be further confirmed through appropriate studies such as a *watershed plan* or an environmental impact study in accordance with Policy 2.3.43.

Schedule B, Map 1 of the Scugog Zoning By-law 14-14 shows the Environmental Protection (EP) Zone on both the Application Lands and Adjacent Lands in much greater detail. Zoning By-law 14-14 states:

2.4 DETERMINING ZONE BOUNDARIES

2.4.1 General Application

When determining the boundary of any Zone as shown on any Schedule forming part of this By-law, the following provisions shall apply:

- (a) A boundary indicated as following a Highway, Road, Lane, railway Right-of-Way, utility corridor or Watercourse shall be the centreline of such Highway, Road, Lane, railway Right-of-Way, utility corridor or Watercourse;
- (b) A boundary indicated as substantially following Lot Lines shown on a Registered Plan of Subdivision, or the municipal boundaries of the Township shall follow such Lot Lines;
- (c) Where a boundary is indicated as running substantially parallel to a Street Line and the distance from the Street Line is not indicated, the boundary shall be deemed to be parallel to such a Street Line and the distance from the Street Line shall be determined according to the scale shown on the Schedule(s);
- (d) Where a Lot falls into two or more Zones, each portion of the Lot shall be used in accordance with the provisions of this By-law for the applicable Zone; and,
- (e) Where none of the above provisions apply, the Zone boundary shall be scaled from the Schedule(s).

In no case is a Zone boundary dividing a Lot into two or more Zone categories intended to function as a property boundary.

4.17 MULTIPLE ZONES ON ONE LOT

Where a Lot is divided into more than one Zone under the provisions of this By-law, each such portion of the said Lot shall be used in accordance with the Permitted Uses in Zone Provisions of this By-law for the applicable Zones established hereunder, as if it were a separate Lot.

The boundary of an Environmental Protection Zone shall be used as a Lot Line for the purpose of determining required Yards.

The 2020 in-place Durham Region Official Plan states:

2.3.15 *Development* or *site alteration* is *not permitted* in *key natural heritage and/or hydrologic features*, including any associated *vegetation protection zone*, *with the exception of*:

- a) forest, fish and wildlife management;
- b) conservation and flood or erosion control projects demonstrated to be necessary in the public interest and after all alternatives have been considered;
- c) infrastructure, subject to the policies of the Greenbelt Plan and this Plan;
- d) minor recreational uses such as trails, footbridges and picnic facilities, and existing uses;
- e) agriculture, in accordance with Policies 2.3.18 and 14.5.4; or
- f) aggregate extraction, in accordance with Policies 9D.2.9 and 9D.2.10.

Durham Region adopted an updated Official Plan in May 2023. It has yet to be approved by the Minister. Map 2a shows a Regional Natural Heritage System on both the Application and Adjacent Lands, the boundary of which very closely replicates the boundary of the Environmental Protection (EP) Zone on Scugog Zoning By-law 14-14. Map 2c shows a Provincially Significant Wetland with virtually the same boundary. Policies include:

- 7.4.27 Prohibit development and site alteration within provincially significant wetlands and wetlands within provincial natural heritage system areas, in accordance with Policies 7.4.10 to 7.4.18.
- 7.4.28 Prohibit development and site alteration within 120 metres of wetlands, unless an approved environmental impact study and wetland water balance risk evaluation demonstrates that there will be no negative impact on the wetland or its ecological functions. Development and site alteration may be permitted within the vegetation protection zone, in accordance with Policies 7.4.10 to 7.4.18.

Environmental Areas Summary

- Both the in-force and recently approved Durham Official Plans show boundaries for *key natural heritage and/or hydrologic features, Regional Natural Heritage System* and *Provincially Significant Wetland* that mimic the *Environmental Protection Zone* in Scugog Zoning By-law 14-14, and prohibit all but the most minor environmental interventions.
- These lines extend under development lands shown in Avenu’s Concept Site Plan and Block Plan, even reducing the net lands shown in the 2004 Draft Plan of Subdivision
- Significant buildings and structures, which don’t conform to the permitted uses, are proposed within these Lands.
- The proposed development and Draft MZO Order do not conform to the listed environmental policies of both the in force and recently adopted versions of Durham Region’s Official Plan.

Affordable Housing

Section 4 of the in-force Regional Official Plan states:

- 4.2.4 Regional Council shall require at least 25% of all new residential units produced within each area municipality, to be *affordable to low and moderate income households*.

Definition:

Affordable [Housing]: means:

- a) in the case of ownership housing, the least expensive of:
 - i) housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for *low and moderate income households*; or
 - ii) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the Region; and
- b) in the case of rental housing, the least expensive of:

- i) a unit for which the rent does not exceed 30% of gross annual household income for *low and moderate income households*; or
- ii) a unit for which the rent is at or below the average market rent of a unit in the Region.

Section 3 of the recently adopted Durham Region Official Plan states:

It is the policy of Council to:

- 3.1.1 Develop and implement a housing and homelessness plan that supports the goals of ending homelessness, providing affordable rent for everyone, greater housing choice, and strong and vibrant neighbourhoods through the following actions:
 - a) increase the privately funded [affordable rental housing](#) supply;
 - b) increase government-funded [affordable rental housing](#) supply;
 - c) diversify [housing options](#) by type, size and tenure;

Affordable Housing: means:

- a) in the case of ownership housing, the least expensive of:
 - i) housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for [low and moderate income households](#); or
 - ii) housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the Region; and
- b) in the case of [rental housing](#), the least expensive of:
 - i) a unit for which the rent does not exceed 30% of gross annual household income for [low and moderate income households](#); or
 - ii) a unit for which the rent is at or below the average market rent of a unit in the Region.

Low and Moderate Income Households: means:

- a) in the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the Region; or
- b) in the case of [rental housing](#), households with incomes in the lowest 60% of the income distribution for renter households for the Region.

3.1.18 Require an Affordability and Accessibility Analysis as part of a Planning Justification Report for all major residential [development](#) applications, which include 100 units or more, that:

- a) justifies how the [development](#) application will contribute to achieving [affordable housing](#) targets;

- b) identifies opportunities to include a variety of [special needs housing options](#) to accommodate seniors and persons with disabilities; and
- c) identifies how residents would be able to access health care, social services and other amenities in their community.

It is the policy of Council to:

3.1.20 [Require that at least 25% of all new residential units produced throughout the region to be affordable to low and moderate income households.](#)

Affordable Housing Summary

Both the in-force and recently approved Durham Official Plans require 25% of units in the proposed development to be affordable. The proposed development and Draft MZO Order do not:

- Show any affordable housing;
- Commit to how any affordable housing could be secured.

While the submitted Planning Report acknowledges Regional policies related to affordable housing, the report does not:

- Identify affordable units within the proposed development;
- Show the required calculations to determine rents or purchase prices which comply with the affordable housing requirements

The proposed development and Draft MZO Order do not conform to the affordable housing policies of both the in-force and recently adopted Durham Region Official Plans.

Private Services

The Civil Engineering report, prepared by SCS in support of this MZO request stated that:

[“The subject site was previously approved to be serviced via an extension of watermain along Simcoe Street, Castle Harbour Drive and the internal local roadways. The Region had previously agreed to service the subject site with a long dead end watermain due to the small number of homes being proposed.”](#)

The 20 approved lots ranged in size from 0.424 to 0.805 ha (1.05 to 1.99 acres). These large lots were intended to have individual private septic systems. No communal private sanitary services were anticipated at that time. To reflect this, Sch A, Map A3 of the in-force Regional OP labelled the Application Lands as:

“Areas Developable on Municipal Water Systems and Private Waste Disposal Systems”

Policies of the in-force Regional Official Plan state:

WATER AND SEWERAGE SERVICES

5.3.17 Notwithstanding Section 8, limited infilling or minor expansion to existing *development* may take place in Urban Areas with private drilled wells and/or **private sewage disposal systems**, in accordance with the provisions of this Plan, prior to the availability of municipal services, provided that:

- a) a **satisfactory agreement** has been entered into with the Region, including the **requirement for future connection** to the Regional water supply and **sanitary sewer system**;
- b) the proposed use does not **require excessive use of water** and appropriate **provisions have been included in the zoning by-law** to that effect;
- c) the proposed use complies with the standards of the Region and the Ministry of the Environment, Conservation and Parks;
- d) consideration is given to designing the *development* in such a way as to allow for further subdivision of the land upon provision of full Regional services; and
- e) for *development* on partial services, the *development* is **within the reserve sewage and water treatment system capacity**.

5.3.18 In **Urban Areas**, draft approval of a plan of subdivision may be **granted in circumstances where full municipal services are not immediately available**, provided that the draft approval does not **over-commit servicing capacity identified through a servicing master plan** or an approved Environmental Assessment, and the lands are appropriately designated for *development*.

Servicing capacity for *development* will only be **allocated** by the Region, in consultation with the area municipality, at the time a **development agreement is executed with the Region** and the appropriate **financial securities are in place**, in accordance with the Regional Development Control Program.

Policies of the recently adopted Regional Official Plan state:

It is the policy of Council to:

4.1.26 Recognize there are **locations within the Urban Area in which the provision of municipal water and/or sewage services is not technically or financially feasible**, or may be in process but not yet completed, including but not limited to the areas identified on Figure 5 (***Which includes the Application Lands, but not the Adjacent Lands***). In such circumstances, **development on the basis of individual on-site sewage services and individual on-site water services or partial municipal services may be considered**, subject to the following:

- a. **prior** to any **development** on partial or full private services, the **feasibility of providing full municipal services must first be assessed**, including consideration of any additional capacity resulting from municipal water supply or municipal sanitary sewage plant expansions, and/**or other servicing alternatives, such as communal systems**; and
- b. any **development** on the basis of partial municipal services or full private services shall be in accordance with the relevant provisions of Policies 6.5.6 to 6.5.15, and **subject to a regional agreement that the development will be connected by the landowner as soon as Regional services are available**. (***Section 6.5 relates to Rural Settlements - Hamlets. It appears that there are no references to Urban Settlements on Private Services***)

- 4.1.33 Prioritize works that implement development which **will not place a financial burden on the Region** in the consideration of the expansion of capital works within designated Urban Areas.
- 4.1.34 **Not support the provision** of any Regional infrastructure and services to a development application that would **cause significant or undue financial, environmental or other hardship** for the Region.
- 4.1.36 Agree to draft approval of a plan of subdivision in Urban Areas in circumstances where full municipal services are not immediately available, **provided that the draft approval does not over-commit servicing capacity** identified through a servicing master plan or an approved Environmental Assessment, the lands are appropriately designated for development, and other Regional conditions have been satisfied.
- 4.1.37 **Allocate servicing capacity** for development addressed in Policy 4.1.36, in consultation with the area municipality, **at the time a development agreement is executed with the Region** and the appropriate financial securities are in place.

Private Systems

It is the policy of Council to:

- 4.1.40 **Permit limited infilling or minor expansion to existing development in Urban Areas** to proceed on private drilled wells and/or private sewage disposal systems, in accordance with the provisions of this Plan and notwithstanding the policies in Section 5.1, prior to the availability of municipal services, provided that:
 - a) **a satisfactory agreement has been entered into with the Region, including the requirement for future connection to the regional water supply and sanitary sewer system at the landowner's expense;**
 - b) the proposed use does not require excessive use of water and appropriate provisions have been included in the zoning by-law to that effect;
 - c) the proposed use complies with the standards of the Region and the Ministry of the Environment, Conservation and Parks;
 - d) consideration is given to designing the development in such a way as to allow for further subdivision of the land upon provision of full regional services; and
 - e) **for development on partial water and/or sewage services, the development is within the reserve sewage and water treatment system capacity.**
- 4.1.43 Work with area municipalities to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of Rural Settlement Areas and the feasibility of other forms of servicing.

As per The SCS Civil Engineering report, prepared by SCS in support of this MZO request, the proposed development needs to include:

- **“Due to the number of units in the proposed development, the Region would require a second water feed to service the subject site. To achieve this, two existing watermain extensions are required. It is proposed to extend the existing watermain on Simcoe Street through the West**

Block and the existing watermain on Scugog Line 8 along Castle Harbour Drive. The two watermain extensions will ultimately connect in front of the East Block to form a looped system.” *(The West Block is not part of this MZO request, and as such, there is no ability to secure a second watermain access through this Block.)*

- “In 2018, a Class EA study for a new water supply and storage facility to service the Port Perry Urban Area was completed by the Region to accommodate the projected 2031 population. The recommendations in the Class EA study were included in the Region of Durham 2023 Development Charge Background Study. The proposed water supply and storage expansion identified in the EA study will not be sufficient to service the projected 2051 population or any future projections.”
- “The (Development) project is anticipated to be constructed with advanced water recycling technology from the sanitary treatment plant that can potentially reduce potable water usage by 30%” *(The Draft MZO order puts nothing in place to require this 30% reduction in potable water useage.)*

The Wastewater Treatment Report, prepared by WSP in support of the MZO request, states:

- “The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report. This limitations statement is considered an integral part of this report.” *(Therefore, if the Township relies upon this report to recommend the Minister proceed with the proposed MZO order, all liability for that recommendation is held by the Township)*
- “In ensuring human safety regarding potential contact with reused water, employing a Canadian technology multibarrier approach for risk management is imperative. This approach involves employing physical-chemical wastewater treatment methods. The typical treatment process involves equalization tank, trash trap, and the screening of raw sewage, followed by biological treatment in successive reactor zones to promote nitrogen reduction, often facilitated by submerged membranes. Additionally, phosphorus reduction can be achieved through chemical precipitation. The equalization tank will be sized for a capacity of 300m3 to meet the cumulative 24-hour flow requirement. In addition to footprint required for the UV and Chlorine disinfection and treated water storage, the estimated footprint of the proposed treatment system is approximately 850 square meters.”
- *(No vehicle has been included as part of the proposed MZO order to ensure this type of facility is incorporated into the development. No vehicle has been provided to ensure that the ongoing operation of this facility in perpetuity remains the responsibility of the communal development)*

Private Services Summary

Understanding the approved 2004 development, and reading the combined Regional policies together, it can be understood that:

- The municipal water supply was intended to serve a very small subdivision;
- The approval for private sanitary services was intended for individual septic systems on large lots;
- The policies are structured around private sanitary services with individual septic systems on individual lots. There is only 1 policy that contemplates combined private services in a rural area.
- No provisions have been included in the draft MZO order to require that satisfactory agreement has been entered into with the Region, including the requirement for future connection to the Regional water supply and sanitary sewer system;
- No holding provisions have been included in the draft MZO order to ensure that the proposed use does not require excessive use of water. No appropriate provisions have been included in the draft MZO zoning by-law to that effect;
- No holding provisions have been included in the draft MZO order to ensure that the proposed use complies with the standards of the Region and the Ministry of the Environment, Conservation and Parks;
- No holding provisions have been included in the draft MZO order to ensure that consideration is given to designing the *development* in such a way as to allow for further subdivision of the land upon provision of full Regional services
- No holding provisions have been included in the draft MZO order to ensure that for *development* on partial services, the *development* is within the reserve sewage and water treatment system capacity;
- No holding provisions have been included in the draft MZO order to ensure that the West Block is included in the MZO order, and that a second watermain be provided through that block;
- No study has been done to show what needs to take place to ensure that the proposed water supply and storage expansion identified in the EA study will be enhance to be sufficient to service the projected 2051 population or any future projections. No provisions have been incorporated into the MZO order to ensure that the developer/purchasers cover whatever capital costs are necessary to implement these required enhancements;
- No provisions have been included in the Draft MZO order to require the 30% reduction in potable water useage, which forms the basis for all other assumptions;
- No vehicle has been included as part of the proposed MZO order to ensure that the 850 m² treatment facility is incorporated into the development. No vehicle has been provided to ensure that the ongoing operation of this facility in perpetuity remains the responsibility of the communal development.

As such, it is reasonable to argue that the proposed private sanitary service, and the proposed expansion of supply water service through lands which do not form part of the proposed MZO, order do not meet the intent of the above listed Regional Official Plan policies.

Durham Region Official Plan Compliance Conclusion

From Aird & Berlis:

“Bill 23 created the concept of an “upper-tier municipality without planning responsibilities” and defined it to include the County of Simcoe as well as the Regional Municipalities of Durham, Halton, Niagara, Peel, Waterloo and York. ... Under the in-force legislation, the upper-tier municipalities of Peel, Halton and York will no longer have planning responsibilities as of July 1, 2024. Simcoe County and the regions

of Durham, Niagara and Waterloo will continue to be listed as “upper-tier municipalities without planning responsibilities,” but the in-force date for their loss of planning responsibilities remains to be determined. ... The Province proposes to amend O. Reg. 525/97 to exempt most official plan amendments of the lower-tier municipalities adopted on or after July 1, 2024, from the need for the Minister’s approval. The Province has further indicated that on and after July 1, 2024, site-specific official plan amendments previously exempted by the upper-tier municipality from its need for approval will be reviewed and adopted by the lower-tier municipality without an additional level of approval.”

Subject to legal confirmation, it is reasonable to assume that should the Township choose to request an MZO for the Avenu Development, the Township would be assuming the responsibility to confirm that the proposed MZO order complies with the Regional Official Plan.

It is reasonable to argue that the proposed Avenu development and Draft MZO order do not comply with the (above referenced) environmental, affordable housing and servicing policies of the Durham Region Official Plan.

Holding Provisions and Section 37

If, in September, Council chooses to request an MZO process by proceeding with CR-2024-153, Council will be giving up its rights to use Holding Provisions and Section 37 to secure improvements, require agreements and control the implementation process.

Holding Provisions

- Withholding density until water supply improvements have been either financially secured or constructed;
- Withholding density until acceptable sanitary facilities have been either financially secured or constructed;
- Withholding density until acceptable transit shuttle services have been either financially secured or provided/constructed.

Section 37 Provisions/Agreements

- The dedication of Hazard/Environmental Protection lands as additional waterfront open space;
- The construction of Community Recreational Facilities such as the Waterfront Municipal Trail, as shown on Township OP Schedule B-1
- Secure purchaser notification and agreements to ensure funding in perpetuity to maintain and operate Transit intended to connect the site to downtown
- Secure purchaser notification and agreements to ensure funding in perpetuity to maintain and operate the required water supply improvements
- Secure purchaser notification and agreements to ensure funding in perpetuity to maintain and operate the required sanitary treatment facilities
- Secure purchaser notification and agreements to ensure funding in perpetuity to maintain and operate the advanced water recycling technology required to reduce potable water usage by 30%
- Secure Public Art, as shown in the Avenu Concept Plan

- Secure purchaser notification and agreements to ensure funding in perpetuity to construct, maintain and operate Affordable/Attainable Housing (as discussed in relation to the Regional Official Plan)

No Section 37 Bonus Provisions have been incorporated into the Proposed Draft MZO Order. Without the use of Holding Provisions and Section 37 Provisions/Agreements, planning vehicles will either not exist, or be limited in their abilities to secure the benefits being proposed by Avenu Properties Corp.

Under an MZO Process

An MZO is regulated, in part, through Section 47 of the Planning Act. Zoning order requests are made or refused at the discretion of the minister. The minister may consider requests submitted by parties such as ministries, municipalities, organizations, businesses, or individuals. If there is a conflict between a zoning order and a municipal zoning by-law, the zoning order prevails to the extent of the conflict. The *Planning Act* does not provide for a right to appeal the minister's decision to make a zoning order, to the Ontario Land Tribunal.

It's important to remember that by changing to an MZO, the process to determine the density, scope and scale and design of development, transportation requirements, community benefits (if any), regulations over communal infrastructure, location size and policies for the Environmental Protection Zone, falls solely to the approval of the Minister of Municipal Affairs and Housing with no requirement to comply with local or regional Official Plans or other documents. Any consultation with the Township, Region, Conservation Authority, Stewards, etc. will be at the sole discretion of the Minister, and all abilities to appeal through normal planning processes will be removed.

Consultations with legal counsel could be undertaken to determine other options beyond the Planning Act. One option to consider would be an application for a Judicial Review (JR) of the Township's Decision to ask for an MZO. This would need to be filed within 1 month of Council making this decision, and would be limited to the scope of the decision.

Avenu could still file its own request for an MZO and use the Council Decision to show support.

Under the Current Process

Bill 185 limits 3rd party appeal rights for OPAs and Rezoning to "public bodies" and "specified persons" who attended and made written or oral submissions.

From the Planning Act:

Section 17 (24) Official Plan Approval

Right to appeal

(24) If the plan is exempt from approval, any of the following may, not later than 20 days after the day that the giving of notice under subsection (23) is completed, appeal all or part of the decision of council to adopt all or part of the plan to the Tribunal by filing a notice of appeal with the clerk of the municipality:

1. A specified person who, before the plan was adopted, made oral submissions at a public meeting or written submissions to the council.

- 1.1 A public body that, before the plan was adopted, made oral submissions at a public meeting or written submissions to the council.
- 1.2 The registered owner of any land to which the plan would apply, if, before the plan was adopted, the owner made oral submissions at a public meeting or written submissions to the council.
2. The Minister.
3. The appropriate approval authority.
4. In the case of a request to amend the plan, the person or public body that made the request. 2006, c. 23, s. 9 (4); 2017, c. 23, Sched. 5, s. 80; 2024, c. 16, Sched. 12, s. 3 (1).

Etc.

Section 17 (36) Official Plan Amendment Approval

Appeal to Tribunal

(36) Any of the following may, not later than 20 days after the day that the giving of notice under subsection (35) is completed, appeal all or part of the decision of the approval authority to the Tribunal by filing a notice of appeal with the approval authority:

1. A specified person who, before the plan was adopted, made oral submissions at a public meeting or written submissions to the council.
- 1.1 A public body that, before the plan was adopted, made oral submissions at a public meeting or written submissions to the council.
- 1.2 The registered owner of any land to which the plan would apply, if, before the plan was adopted, the owner made oral submissions at a public meeting or written submissions to the council.
2. The Minister.
3. In the case of a request to amend the plan, the person or public body that made the request. 2006, c. 23, s. 9 (6); 2017, c. 23, Sched. 5, s. 80; 2024, c. 16, Sched. 12, s. 3 (3).

Etc.

Section 34 (19) Rezoning

Appeal to Tribunal

(19) Not later than 20 days after the day that the giving of notice as required by subsection (18) is completed, any of the following may appeal to the Tribunal by filing with the clerk of the municipality a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal:

1. The applicant.
2. A specified person who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council.
- 2.1 A public body that, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council.
- 2.2 The registered owner of any land to which the by-law would apply, if, before the by-law was passed, the owner made oral submissions at a public meeting or written submissions to the council.
3. The Minister. 2006, c. 23, s. 15 (10); 2017, c. 23, Sched. 3, s. 10 (4); 2019, c. 9, Sched. 12, s. 6 (4); 2021, c. 4, Sched. 6, s. 80 (1); 2024, c. 16, Sched. 12, s. 5 (7).

Etc.

“public body” means a municipality, a local board, a hospital as defined in section 1 of the *Public Hospitals Act*, a ministry, department, board, commission, agency or official of a provincial or federal government or a First Nation; (“organisme public”)

“local board” means any school board, public utility commission, transportation commission, public library board, board of park management, board of health, police service board, planning board or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of a municipality or of two or more municipalities or portions thereof; (“conseil local”)

“specified person” means,

- (a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- (b) Ontario Power Generation Inc.,
- (c) Hydro One Inc.,
- (d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- (e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- (f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- (g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- (h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply; (“personne précisée”)
- (i) NAV Canada,
- (j) the owner or operator of an airport as defined in subsection 3 (1) of the *Aeronautics Act (Canada)* if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
- (k) a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the *Aggregate Resources Act*, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
- (l) the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the *Environmental Protection Act* if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
- (m) a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the *Environmental Protection Act*, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- (n) the owner of any land described in clause (k), (l) or (m);

From: [Peter Swinton](#)
To: [Wilma Wotten](#)
Cc: [Scugog Planning](#); [Ralph Walton](#); [Ashley MacDougall](#); [Kevin Heritage](#); [Valerie Hendry](#); [Ian McDougall](#); [David LeRoy](#); [Janna Guido](#); [Robert Rock](#); [Harold Wright](#); [Terry Coyne](#)
Subject: Re: Council Resolution CR-2024-154, Avenu Properties MZO Request
Date: August 9, 2024 12:40:01 PM

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Good afternoon Mayor Wotten,

Thank you for confirming that my email, letter and appendix will be included in the agenda for the September 16, 2024 PCA Committee meeting. Can either you or someone from the Clerk's department confirm whether the full contents of this PCA agenda item will also be included in the agenda when it goes to Council on September 23, 2024?

Can you also please confirm whether the "central repository for all comments and questions" is a public resource available to the developer and any other members of the public, or is it an internal resource only available to staff and members of Council? I have found no links to this repository on the Township website "Current Planning Applications", "Planning Applications" or "My Scugog, Our Community" pages. If there's a link to <https://my.scugog.ca/avenudevelopment> on the general website, I can't find it either. This "avenudevelopment" page does not have a link to this repository, nor does it have a direct link to any of the public or agency comments submitted to the June 24th Council meeting, only documents produced by the development team or the Township.

I would also like to let you know that I have filled in the forms to request to speak to both PCA Committee on September 16th and Council on September 23rd. I have advised the Clerk's office that it is not my intent to repeat the same submission, but only to make myself available at Council should any questions from Committee carry over, or if members of Council have further questions after contemplating this precedent-setting decision for a week.

As I said in my initial submission, staff and/or members of Council are welcome to contact me if they have any questions, or wish to discuss the issue further.

Regards,

Peter Swinton
[REDACTED]

On Fri, Aug 9, 2024 at 7:58 AM Wilma Wotten <wwotten@scugog.ca> wrote:

Good Morning, Mr. Swinton:

Thank you for reaching out regarding the proposal from Avenu Properties. I have copied your email to planning@scugog.ca. We have created this as a central repository for all comments and questions.

These questions and comments will be considered as part of staff's review of this development request and will be included in the September staff report. Council has

requested staff to present their report to Scugog Council by September 16, 2024. A copy of the Avenu proposal as well as a brief overview on the project and public documents are available at <https://my.scugog.ca/avenudevelopment>

I appreciate you taking the time to detail all your concerns.

To address the PCA and/or Council meeting please contact clerks@scugog.ca to complete our delegation form.

Respectfully,

Wilma Wotten

From: Peter Swinton [REDACTED]
Sent: Monday, July 29, 2024 11:47 AM
To: Ralph Walton <rwalton@scugog.ca>; Ashley MacDougall <amacdougall@scugog.ca>; Kevin Heritage <kheritage@scugog.ca>; Valerie Hendry <vhendry@scugog.ca>; Wilma Wotten <wwotten@scugog.ca>; Ian McDougall <imcdougall@scugog.ca>; David LeRoy <dleroy@scugog.ca>; Janna Guido <jguido@scugog.ca>; Robert Rock <rrock@scugog.ca>; Harold Wright <hwright@scugog.ca>; Terry Coyne <tcoyne@scugog.ca>
Subject: Council Resolution CR-2024-154, Avenu Properties MZO Request

Dear Members of Scugog Township Council and Staff,

I am requesting that the attached letter and support appendix be included in the agendas for what I understand to be the upcoming meetings to address CR-2024-154. I assume those meetings would be the following, but please correct me if I am wrong:

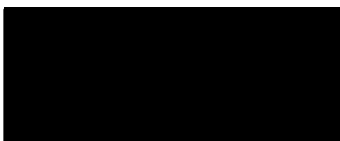
- Planning and Community Affairs Committee, September 16, 2024, 6:30 pm
- Council, September 23, 2024, 6:30 pm

I am also requesting that I be allowed to address both the PCA Committee and Council when they consider this item.

My letter and support appendix are being submitted prior to July 30, 2024 so that Planning Staff can consider and respond to their content when reporting back to Committee and Council. Staff and/or members of Council are welcome to contact me if they have any questions, or wish to discuss the issue further.

Regards,

Peter Swinton



July 29, 2024

To: Members of the Township of Scugog Planning and Community Affairs Committee
Members of the Township of Scugog Council
Kevin Heritage, Director of Development Services
Valerie Hendry, Manager of Planning
Ralph Walton, Director of Corporate Services/Clerk
Ashley MacDougall, Acting Deputy Clerk

From Peter Swinton

Re: Council Meeting of June 24, 2024
Items 9.3 through 10.2.14 inclusive
Avenu Properties Minister's Zoning Order (MZO) Request for the lands fronting Castle Harbour Drive

Resolution CR-2024-154

That Council refer resolution CR-2024-153 to planning and development staff for study of the proposal and report back to the first PCA meeting in September. (*Planning and Community Affairs Committee September 16, 2024, 6:30 pm*)

I am a retired land-use and urban design planner who has spent half my career working for the cities of Scarborough, then Toronto, and half my career in private sector consulting. I have been qualified to give expert opinion evidence before the OMB/OLT in both land-use planning and urban design matters. I have been a resident of Scugog Township on a property with Lake Scugog frontage since 2015.

I was first made aware of the June 24, 2024 agenda item on June 21st, when I was advised by a friend who is a member of the Scugog Lake Stewards. I did a quick review of the report and forwarded my initial thoughts to my friend. I did not attend the June 24th Council meeting. Subsequent to the motion to refer the matter to staff, I did a further review and passed those further thoughts on to my friend.

While I have had discussions about the matter with people both involved with the Scugog Lake Stewards and not, I have not been asked by any party to provide professional services related to this matter.

This letter is intended as a general discussion. Attached as Appendix A, please find a more detailed discussion with policy references intended to support this letter, and to provide the detailed information Councillors and Planning staff need to understand and investigate the points I'm putting forward.

Can Council even make the Decision to request an MZO?

Scugog Township Official Plan

Scugog Township Official Plan Section 9.5 requires that "*any Amendment to the existing By-law shall be in conformity with this Plan*". As such, in order for the Township to request the Minister of Municipal Affairs and Housing (Minister) to approve an MZO to implement the Proposed Development, the Township would need to satisfy itself that the proposal and Draft MZO order does comply with the Official Plan. It is my opinion that it does not.

Density

While the Township Official Plan allows a maximum density of 50 units per net hectare, the Official Plan goes on to:

- Identify Priority Intensification Areas – (the site is not a Priority Intensification Area)
- State that intensification on other lands shall preserve and protect the character of existing established neighbourhoods
- Require new medium and high density residential to be located on and have direct access to an arterial road – (the block fronting Simcoe Rd is not part of the MZO request, so no development or access is being requested or can be secured on these lands fronting an arterial road)
- Low density (the remaining allowable density) is defined as singles, semis and duplexes up to 15 to 25 units per hectare, based on net area, which excludes roadways, parkland and environmentally protected non-developable areas on a site.

No block areas have been shown on the Block Plan provided by Fausto Cortese to support the MZO request, so it is not possible to assess the net developable area of the 582 unit proposal. The 2004 20-lot draft plan of subdivision shows a net developable area of 11.475 ha, not including roads, the storm water management pond and environmentally protected areas. Applying the Official Plan definitions of low density to this net area results in a maximum of 172 to 287 units, which would be further reduced when the net area of additional roads and parkland needed to serve the increased number of smaller units/lots is removed.

The proposed density of 600 units is at least double to triple the density allowed by the Township's Official Plan. As such, it is my opinion that the proposed development and Draft MZO Order are nowhere close to complying with the Township's Official Plan density policies.

Hazard Lands

The Township's Official Plan designates the waterfront along the east and south side of the lands within the proposed MZO area as Hazard Lands. Permitted uses include passive recreational parks and trails, allowing only essential structural works required for flood and/or erosion or sediment control. The boundaries of Hazard Lands are intended to reflect the limits of flooding of streams and lakes (including Lake Scugog) and wetlands, as well as steep slopes, erosion areas, meander belts and unstable/organic soils. Precise boundaries are to be established through a survey identifying the appropriate elevation wherever development occurs adjacent to Hazard Lands, in consultation with the Conservation Authority.

This assessment has not been undertaken in association with the proposed development. The Regional Official Plan states that the location of *key natural heritage* and/or *hydrologic features* are identified and shown in more detail in area municipal official plans and zoning by-laws. Mapping of the Environmental Protection zone in Scugog Zoning By-law 14-14, mapping of Provincially Significant Wetlands in the Durham Region May 2023 updated Official Plan, and the mapping of the 30 m setback from Provincially Significant Wetlands shown in the GHD Natural Heritage Letter, provided in support of the MZO request all show a relatively consistent location of the line between development lands and a safe setback for wetlands/hazard lands. This line intrudes into the proposed development blocks within Fausto Cortese Block Plan, and as such, it is my opinion that the proposed development does not conform to the Hazard

Land policies of the Township's Official Plan, nor the Environmental Areas policies of the 2020 Durham Region Official Plan, nor the Wetlands policies of the 2023 Durham Region Official Plan.

Parkland

The Township's Official Plan states that neighbourhood parks shall be provided at a standard of 1.0 hectares per 1000 persons. The WSP Wastewater Recycling Report, provided in support of the MZO request, assumes a person equivalent of 2.2 people per unit. As such and based on the 600 unit permission requested in the MZO draft order, it is fair to assume a final population for the development of 1,320 people. This would require a 1.32 ha park on lands that are not Hazard Lands. As no public park dedication is shown in the proposed Site Plan or Block Plan, no minimum parkland requirements are included in the proposed Draft MZO Order, and no specific parkland or open space is shown on the proposed zoning map, no mechanism has been put in place to require the amount of parkland specified by the Official Plan. As such the proposed Draft MZO Order can be reasonably deemed to not comply with the parkland provisions of the Township Official Plan.

Durham Region Official Plan

Bill 23 created the concept of an "*upper-tier municipality without planning responsibilities*" and defined it to include the County of Simcoe as well as the Regional Municipalities of Durham and others. Under the in-force legislation, the upper-tier municipalities of Peel, Halton and York will no longer have planning responsibilities as of July 1, 2024. Durham Region and others will continue to be listed as "*upper-tier municipalities without planning responsibilities*", but the in-force date for their loss of planning responsibilities remains to be determined. The Province has indicated that on and after July 1, 2024, site-specific official plan amendments previously exempted by the upper-tier municipality from its need for approval will be reviewed and adopted by the lower-tier municipality without an additional level of approval.

Subject to legal confirmation, it is reasonable to assume that should the Township choose to request an MZO for the Avenu Development, the Township would be assuming the responsibility to confirm that the proposed MZO order also complies with the Regional Official Plan and that no Regional Official Plan Amendment is required.

Can Council request an MZO – Conclusion

While Section 47 of the Planning Act grants the right for the Minister to grant an MZO creating an unappealable rezoning of lands, nothing has changed regarding a lower tier municipality's need that its actions must comply with its own Official Plan. This responsibility may even be growing with legislative changes currently taking place reducing the planning role of upper tier municipalities, and placing that additional burden on lower tier municipalities.

As no planning application has been filed with the Township, Ontario Land Tribunal (OLT) appeal rules do not currently apply. But as Council is being asked to request the Minister to approve an MZO with a specific draft zoning by-law to implement the Proposed Development, that decision and admission of acceptance of the development and zoning bylaw could be subject to legal processes outside of the OLT.

As an example, any involved party or parties could seek a Judicial Review of the Township's decision to ask the Minister for an MZO. The Judicial Panel would then review the decision against the processes

under which a municipality normally undertakes to study and come to a conclusion on a rezoning application, including circulation, consultation and Official Plan compliance.

It is my opinion that the proposed development and draft MZO order do not comply with significant provisions of the Township and Regional Official Plans, and that as such, the Township does not have the right to request the Minister to approve an MZO for a non-complying rezoning.

What is the Township Giving Up by Requesting an MZO?

Zoning orders are made at the discretion of the Minister. Who the Minister chooses to consult and the level to which the Minister chooses to accept that input is also at the discretion of the Minister. As mentioned above, the Minister's Zoning Order is not appealable by anyone.

A detailed Draft Zoning Order along with a detailed Council Draft MZO resolution were included in the final June 24, 2024 Council agenda. Should the Township approve resolution CR-2024-153 and request the Minister to approve the MZO order, it would be reasonable for the Minister to assume that the Township is satisfied with the entire document package in the agenda, and no further consultation with the Township is required.

Environmental Protection

The current zoning shows a significant Environmental Protection (EP) Zone on the lands, which is tied to Environmental Protection provisions in Zoning By-law 14-14. The proposed zoning map shows no EP Zone but Environmental Protection provisions are included in the draft Zoning By-law which apply to no lands shown on the zoning map. The zoning map only includes a note saying

“Environmental Protection Zone boundary (with none shown) to be confirmed through updated Environmental Impact Study”

- No provision has been put in place to require further input from or consultation with the Township, Region or Conservation Authority;
- No provision has been put in place to ensure that any replacement Environmental Protection zone is even put in place, or if it is, that its provisions and location comply with Zoning By-law 14-14 and the policies of the Township and Regional Official Plans;
- Without underlying zoning in place securing the location or existence of the EP zone, the Planning Act limits what can be later implemented through only Draft Plan of Subdivision and Site Plan Control approval.

Affordable Housing

Both the old and new Regional Official Plans require that at least 25% of all new residential units be affordable to low and moderate income households. The proposed development and Draft MZO Order do not show any affordable housing. Nor do they commit to how any affordable housing could be secured. While the submitted Planning Report acknowledges Regional policies related to affordable housing, the report does not identify affordable units within the proposed development. Nor does it show the required calculations to determine rents or purchase prices which comply with the affordable housing requirements. With no planning vehicles in place to secure affordable housing, the proposed

development and Draft MZO Order can be reasonably deemed to not conform to the affordable housing policies of both the in-force and recently adopted Durham Region Official Plans.

The normal planning vehicle used to secure affordable housing is through an agreement authorized under Section 37 of the Planning Act. The Township has Official Plan policies to allow this to happen, but it must happen as part of a rezoning process.

As no affordable housing provisions or Section 37 agreement requirements are proposed within the Draft MZO By-law, if the Township asks for an MZO as outlined in resolution CR-2024-153, the Township is giving up on its ability to secure the affordable housing required by the Region.

Other Section 37 Benefits

The following types of benefits are allowed within the Township's Official Plan, and are typically secured through Section 37:

- The dedication of additional waterfront open space on hazard lands, as contemplated by the previous 20-unit draft plan of subdivision and Township OP policy 4.8.3 d);
- The construction of and dedication to the Township of the Waterfront Municipal Trail;
- Provision of and funding in perpetuity to maintain and operate the shuttle bus Transit intended to connect the site to downtown as referenced in the Planning Report and Public Consultation documents;
- Public Art

While extra land dedications are typically shown in Draft Plan of Subdivisions, the authority to require them is usually secured through Section 37 agreements processed as part of the associated rezoning. As no Section 37 requests have been included in the MZO as outlined in resolution CR-2024-153, the Minister would understand that to mean that no Section 37 benefits are being requested by the Township.

Public and Private Utilities

Public Supply Water

The Civil Engineering report, prepared by SCS in support of this MZO request stated that:

"The subject site was previously approved to be serviced via an extension of watermain along Simcoe Street, Castle Harbour Drive and the internal local roadways. The Region had previously agreed to service the subject site with a long dead end watermain due to the small number of homes being proposed."

"Due to the number of units in the proposed development, the Region would require a second water feed to service the subject site. To achieve this, two existing watermain extensions are required. It is proposed to extend the existing watermain on Simcoe Street through the West Block and the existing watermain on Scugog Line 8 along Castle Harbour Drive."

“The (Development) project is anticipated to be constructed with advanced water recycling technology from the sanitary treatment plant that can potentially reduce potable water usage by 30%”

“In 2018, a Class EA study for a new water supply and storage facility to service the Port Perry Urban Area was completed by the Region to accommodate the projected 2031 population. The proposed water supply and storage expansion identified in the EA study will not be sufficient to service the projected 2051 population or any future projections.”

The West Block fronting Simcoe Rd is not part of the MZO request, so no water supply line is being requested, or can be secured on these lands. Similarly, no provisions have been included in the MZO, as outlined in resolution CR-2024-153, to require the proposed advanced water recycling technology to ensure the 30% reduction required to make the proposal work.

Holding provisions are a zoning tool that is used when the zoning is otherwise supportable, but certain facilities are required to allow the zoning provisions to occur. Draft Plan of Subdivision conditions can usually deal when typical servicing connections with appropriate capacity available at the property frontage, but when additional facilities are required, these are usually outlined through Holding provisions and Section 37 requirements. No holding or Section 37 provisions have been put in place to ensure that a proper water supply system is constructed to support the development.

The following Holding provisions would normally be secured through a typical rezoning process dealing with these kind of issues:

- Withholding density until all lands required to service the development are incorporated in the application before the Township/OLT;
- Withholding density until necessary water supply improvements have been either financially secured or constructed;
- Withholding density until necessary advanced water recycling technology to ensure the 30% potable water reduction have been either financially secured or constructed;
- Withhold density until provisions have been put in place or financially secured to ensure compliance with the Township and Region Official Plan policies related to long term water supply capacity.

As the supply water improvements only serve this development site and have ongoing active operational cost requirements, it would also be appropriate that the following Section 37 requirements be implemented in association with the rezoning:

- Secure purchaser notification and agreements to ensure funding in perpetuity to maintain and operate the required water supply improvements;
- Secure purchaser notification and agreements to ensure funding in perpetuity to maintain and operate the required water recycling technology from the sanitary treatment facilities necessary to achieve a 30% reduction in potable water usage.

As none of these holding or Section 37 provisions have been included in the draft MZO order, it would not be unexpected that even if the developer did initially construct these facilities, that purchasers, businesses and residents of the development would resist extra charges for facilities which are normally

operated by the municipalities and covered by taxes. The Township and Region should reasonably expect the residents and business owners to lobby Councils to assume these facilities, downloading their development-specific costs onto the broader tax base.

Private Sanitary Services

The 20 lots approved in 2004 ranged in size from 0.424 to 0.805 ha (1.05 to 1.99 acres). These large lots were intended to have individual private septic systems. No communal private sanitary services were anticipated at that time. To reflect this, the in-force Regional OP labelled the Application Lands as:

“Areas Developable on Municipal Water Systems and Private Waste Disposal Systems” (plural)

The Regional Official Plan also considered granting draft plan of subdivision approval in advance of immediately available services providing capacity was available. Servicing capacity will only be granted at the time a *development* agreement is executed.

The updated Regional Official Plan recognised the site area as being a *“location(s) within the Urban Area in which the provision of municipal water and/or sewage services is not technically or financially feasible”* and allowed development on the basis of ***individual on-site sewage services***. (Emphasis mine) Prior to development on private services, the feasibility of full municipal services must be assessed. The only portion of the updated Regional Official Plan that speaks to “communal systems” relates to rural settlements, not urban like this site, and requires an agreement to connect to regional services when they become available.

The policies in place clearly anticipate the individual private septic systems proposed as part of the 20-unit subdivision. No studies were provided with the new development to assess connecting to municipal services, and no agreements are proposed to secure future connections. Nothing is proposed to ensure no future financial or environmental burden to the Region. As such, it is my opinion that the proposed communal sanitary services were not contemplated by the Regional Official Plans, and the safeguards required by the Region have not been secured. As such, it is my opinion that the proposed communal sanitary service does not comply with the Regional Official Plans.

Again, this is an area where Holding provisions and Section 37 can be used to secure compliance with the Official Plan. Section 37 can be used to:

- Require the studies to justify the proposed communal private services
- Require the agreements necessary to secure financing for and commitment to future municipal connections
- Secure purchaser notification and agreements to ensure funding in perpetuity to maintain and operate the required communal sanitary treatment facilities.

Holding provisions can be used to:

- Withholding density until acceptable sanitary facilities have been either financially secured or constructed
- Withhold density until the ability to accommodate the physical requirements for the communal sanitary service facility has been proven, and its impact on net density lands can be determined.

None of this will be possible if the Township supports the Minister's approval of an MZO that does not include these provisions. Once the Minister has been advised that the Township supports the approval of the MZO, as outlined in resolution CR-2024-153, the opportunity to request any further provisions is only at the Minister's discretion.

What is the Township Giving Up – Conclusion

It must be understood that Planning is a top down process:

1. The Ministry is at the top, and develops and updates broad policy documents such as the Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe, which all upper and lower tier governments and private sector operators must comply with.
2. The next step down are upper tier municipalities such as regions, with their Official Plans which they, lower tier governments and private sector operators must comply with.
3. The next step down are lower tier municipalities such as Scugog Township, with their Official Plans, zoning by-law and planning approval processes. Those must be complied with by the lower tier municipality and private sector operators, or go through a Planning Act process to adjust those requirements.

MZOs have existed in the Planning Act for a while, and it is a tool that was generally used to allow for quick action in an emergency situation. Since the change in Provincial government in 2018, MZOs have been used more frequently.

Because an MZO is an order from the Minister, it is a ruling from the top of this process. When issuing an MZO, the Minister is not required to comply with the provincial policy documents nor the upper and lower tier Official Plans, except for the PPS as it applies to the Greenbelt Area. As such, the Minister is not required to have any regard for:

- The Township's density, environmental and parkland policies
- The Region's environmental, affordable housing and servicing policies.

By requesting that the Minister approve resolution CR-2024-153, the Township Council is saying that it supports the development with no ability for the Township or Region to:

- Secure the environmental protection which currently applies to the site
- Reduce the density based on need for any environmental protection
- Achieve any affordable housing
- Secure its required parkland
- Secure any additional parkland, trails, shuttle bus service or public art
- Secure the construction and ongoing operation of the municipal water supply to the site
- Secure the construction and ongoing operation of the communal sanitary services for the site

An MZO applies a zoning by-law to the lands, and it must be understood that zoning applies the rights and obligations that are tied to that land. Today, that land has the right to develop a 20 lot subdivision on the lands currently zoned R3 (approximately 60% of the MZO site, as shown in By-law 14-14). The MZO would provide the right to develop 600 units on 100% of the MZO lands, and a wide range of commercial office and medical uses with the only restriction being that these uses are limited to the

ground floor. Typical restrictions such as built area or unit count on an individual lot, minimum lot area, minimum lot frontage and some setbacks are not applied.

I have heard that some members of Council believe that applying an MZO does not limit the Township's rights through other Planning approval processes. It needs to be understood that zoning applies the rights to the lands, and other processes such as Draft Plan of Subdivision and Site Plan Control approval are used to manage how those rights are implemented or distributed on the lands, within the scope of the zoning.

- Draft Plan of Subdivision or Site Plan Control cannot be used to implement an Environmental Protection Zone, or to compel the dedication of lands which are not otherwise required.
- A draft Plan of Subdivision can show the size location and access for parkland that the developer wishes to provide, but it cannot compel the provision of that parkland unless it is required by the zoning by-law.
- No planning process other than the implementation of a zoning holding provision can compel a land owner to include a parcel of land in an application. If those lands are required to service or provide access to the development site, they must either be included voluntarily, or be compelled through a holding provision tied to the services or access intended on those lands.
- No planning process other than the requirements for a Section 37 agreement implemented through the zoning process can compel the provision of the benefits offered by the developer and discussed above.
- Draft Plan of Subdivision conditions need to be met by the developer before a subdivision can be registered, and are generally not intended to be used to secure the ongoing operation of communal services by some form of residential or owners group. Section 37 agreements, registered to the lands form a much better basis to secure these long term obligations.

Conclusion

In a normal planning process, especially where density is based on net lands after excluding roadways, parkland and environmentally protected non-developable areas on a site, all the considerations discussed above are assessed together by the Township, community and commenting agencies to determine how a site should be developed and the appropriate zoning rights and obligations which should apply to the lands.

Instead Avenu Properties is asking the Township to divorce itself from the planning process and to support an independent and un-appealable approval of zoning which would secure the rights for a development with an arbitrarily high number of units, which does not comply with the Township and Regional Official Plans, and which includes no opportunity to secure significant developer future obligations. With other planning applications such as Draft Plan of Subdivision and Site Plan Control, the Township can move around some roads and planting and play with the architectural treatments, so long as it's done within and does not undercut the underlying right to build 600 residential units and a somewhat unlimited amount of a wide range of commercial secured in the zoning.

A decision by the Township to ask the Minister to approve resolution CR-2024-153 is effectively a decision by the Township to abdicate its planning responsibilities, and to burden future taxpayers with the obligations normally required of a developer.

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 12:12 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Peter Wokral

Peter Wokral


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. It is unimaginable to support a proposed development so incompatible with the policies and objectives of Scugog's Official Plan as it applies to the Lake Scugog Shoreline Designation 5. 2. 1 e) as well as Section 2. 2 c) and i) "Natural Heritage and Resource Management". There are far suitable lands in Scugog for intensification and new development that would not threaten the integrity of the Lake Scugog and already fragile ecosystems. Scugog does not need another "Mistake by the Lake" We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced. I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say "no" to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Peter Wokral

From: JENNIFER FLETCHER [REDACTED]
Sent: August 18, 2024 12:41 PM
To: Scugog Planning
Subject: Proposed development on wetlands beside Castle Harbour, Port Perry.

You don't often get email from [REDACTED] [Learn why this is important](#)

August 18, 2024

Dear Scugog Planning,

I'm writing with deep concern regarding the Avenu Properties proposal to build 600 units on the wetlands located on Castle Harbour Drive in Port Perry and part of your Ward 5.

I have looked at the proposal and their slides from one of meetings they had with the residents of Castle Harbour. While many of the aspects of the plan seem, on the surface, innovative and exciting, the dismal track record of the company and the "innovations" proposed, the sheer volume of proposed units, and the inevitable destruction of the natural habitat in that area, are alarming on many levels. I oppose this plan for Scugog and I am writing to ask that you take into consideration the detrimental impacts of this plan on the Lake and our community - and as the Ward 5 representative, oppose it as well.

First, let's start with the company that is behind this proposal. Has council taken a good look at past projects undertaken by them and past dealings? Have they started and abandoned projects in the past? Have they changed their company name? Have the owners been convicted of fraud? These are important questions to ask and should certainly raise huge red flags for council. If the project is abandoned part way through and the company disbands and changes it name again; if the technology doesn't work (what happens when the waste system fails as it has done with the system it is based on in B.C.?); if the area naturally floods; if infrastructure experiences erosion on a large scale – who will be responsible? Who will pay for repair? Who will pay for the clean up of sewage into the lake?

Further to the concerns regarding the developer, there are huge concerns regarding the impact an additional 600 units would place on the infrastructure and community of Port Perry. How will the significantly increased traffic be managed on Simcoe Road? Already it is difficult to turn onto Simcoe from Castle Harbour Road or Stone Sound Road. Already it is difficult to find parking in downtown Port Perry. How will vital services like our hospital capacity, family doctors, elder care, community supports, and our schools be able to handle the increase in population from 600 units? My husband has been trying to get a

male doctor in town for years and has been unsuccessful. I know from my own experience in Ajax, that a sudden increase in student population can put tremendous stress on schools. For many years there has been a shortage of portables – Provincewide, and so schools like mine, have had to convert storage rooms, the library, and teacher workrooms into classes. At our school, we were even scheduled to lose our Science lab pods in order to make room to create regular classrooms. Luckily, we did receive some portables this year -but only a small portion of what is needed, but at least it meant our labs were not destroyed. How will schools and our health system be able to support an additional 600 units and all the people who live there?

Lastly, and this is my most urgent concern, the wetlands located here are vital to the health of Lake Scugog and home already to countless species. The Kawartha Lake Stewards, who know Lake Scugog well and understand the ecosystems and impact of urban development, are opposed to this plan. What is further alarming is that if the proposal gets pushed through as a MZO – it will have very little to no environmental assessment, and neither Kawartha Lake Stewards nor Kawartha Conservation Authority would be allowed to provide any input regarding the project. This is an area that was in my lifetime, zoned as “Hazardous land” due to the potential natural flooding. A few years ago, this developer under the previous name of Lalu, managed to get council to change this designation so that he could build a proposed 20 units with community trails. This is a mind-blowing difference - 20 units to 600 units! If you take a walk or cross country ski through this area – which I have done often over the past 30 years – you will see for yourself the multitude of bird species – including Trumpeter swans (which have recently made a come back in Scugog, as well as Sandhill Cranes), mammals (beaver, muskrats, deer, chipmunks, squirrels, rabbits, fox), reptiles, amphibians, insects (including Monarch Butterflies – which are a species at risk) and many native plants, including Milkweed which is essential for the Monarchs. This is an environmentally sensitive area and an important filter for our lake. If the company loads this area with fill – as they will need to because it is “Hazardous and a wetland, they will destroy the nesting, feeding, and breeding areas or all these creatures. It won’t matter how many trails” you put in after the fact, because the habitat and wildlife you are there to see will have been built over, killed or pushed away. Currently the occurrence of Blue-Green Algae in Lake Scugog is on the rise, what will happen when you take away this important filter and add more urban pressure so close to the lake? The construction of 600 units on the lake, will negatively impact all of us who enjoy Lake Scugog and who appreciate its ability to support so many amazing species.

I’m not opposed to the creation of additional housing in Scugog, however, it needs to be planned properly by a competent company and NOT built on our important wetlands.

Thank you for your consideration,

Jennifer Fletcher



Jennifer Fletcher (she/her)
Principal, J. Clarke Richardson Collegiate



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Vanessa Reusser

From: Rebecca Kolarich [REDACTED]
Sent: July 24, 2024 1:34 PM
To: Valerie Hendry
Subject: Question about Avenu development

Follow Up Flag: Follow up
Flag Status: Completed

Hi Valerie

I was looking through the MZO briefing for the proposed Avenu development on Castle Harbour road

Question - what was the wetland buffer for the previous development plan? This is what I found in the MZO briefing

"For purposes of the conceptual site plan for the new development, the prior approved PSW boundaries were used. The prior plan of subdivision used a 30-meter setback as approved by Kawartha Conservation Authority and GHD environmental"

However if the previous development was approved before 2022 - original OWES policy would have had to been in play meaning that the boundary would have had to be at least 120 m

do you have any documents/minutes from the council meeting where the original development was approved?

Thanks
Rebecca

--

Rebecca Kolarich

Program Manager, Water

Pronouns: she/her



Tel: 416.323.9521 | [environmentaldefence.ca](https://www.environmentaldefence.ca)
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**Defending clean water, a safe climate and healthy communities.
Our work would not be possible without you. Please [donate](#) today.**

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 10:32 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Rebecca Wormell

Follow Up Flag: Follow up
Flag Status: Completed

Rebecca Wormell


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Rebecca Wormell

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 22, 2024 6:06 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Rekha Hira

Rekha Hira



Rekha Hira

From: Janice Hamilton-Dicker [REDACTED]
Sent: July 30, 2024 4:07 PM
To: Wilma Wotten; Ian McDougall; David LeRoy; Janna Guido; Robert Rock; Harold Wright; Terry Coyne; Kevin Heritage; Valerie Hendry; Scugog Planning
Subject: Request that Council not support the MZO for Avenu Properties

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Valerie Hendry

Dear Mayor, Council and Planning staff:

We would like to request that the Mayor and Council not support the Minister's Zoning Order (MZO) request from Avenu Properties in order for them to fast track the development of 600 units, townhouses and apartment buildings on the south side of Castle Harbour Drive.

The proposed development is on environmentally sensitive wetlands that must be protected. The development of these units and the proposal to construct a road over marshland will cause permanent damage to Lake Scugog and destroy the lake's ecological balance.

Even our Scugog Lake Stewards and the Mississauga's of Scugog Island are not in support of this development.

The Township of Scugog's existing infrastructure will not handle an additional 2,000 plus people. To increase or upgrade the existing infrastructure, the taxpayer will be taxed heavily for the schooling, medical, transportation, police, fire and other services.

This MZO will transfer full authority to the Province for all zoning and eliminate the Township's authority over critical assessments and studies, which will bypass the normal planning process.

The developer has held a few information events, but this project should not go any further until Township run public consultations have taken place which would include comments from all agencies! The residents of our Township concerns must be addressed. Planning staff must take the time to evaluate properly this concept plan. This is a decision that must not be rushed even though the developer wants it to be.

Thank you.
Janice and Selwyn Hamilton-Dicker

[REDACTED]

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 28, 2024 3:01 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Robert Scott

Robert Scott


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Robert Scott

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 5:22 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Ryan Hetherington

Ryan Hetherington


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Ryan Hetherington

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 29, 2024 9:17 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Ryan Puskas

Ryan Puskas


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Ryan Puskas

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Ryan Walker - FW: NO to Avenu Properties Proposed Development (EQUUS/Port Perry)
Date: September 4, 2024 10:29:33 AM

From: Ryan Walker [REDACTED]
Sent: Monday, June 24, 2024 2:32 PM
To: Terry Coyne <tcoyne@scugog.ca>; minister.mah@ontario.ca; Wilma Wotten <wwotten@scugog.ca>; Scugog Clerks <clerks@scugog.ca>
Subject: NO to Avenu Properties Proposed Development (EQUUS/Port Perry)

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Hi

I'm Ryan Walker a resident on Castle Harbour Drive in Port Perry. I am writing to share my distrust in the planning process to this point and share my opposition to the proposed development by Avenu Properties. I implore the Council to oppose the application of an MZO for this development and to oppose the high density housing plan in this location, on the water...literally on a wetland and in the lake. The planning process cannot be skipped or fast tracked in order to give a developer what they want, even if the province needs more affordable housing.

Infrastructure: Health, Education, Transportation: I have been living in Port Perry for 2 years and my family has been on a waitlist for a doctor the entire time. The access to the walk-in clinic has been removed and we only have access to a nurse practitioner on Tuesdays from 8-3pm. I have been successful ONLY ONCE in getting an appointment for my kids because the demand is too high and appointments are booked within minutes of the clinic opening so we have to go to other walk-in clinics in different cities. What is the tax-payer cost going to be to provide the necessary infrastructure upgrades that will obviously be required to support the growth from this development?

Population growth is too fast for Port Perry to Support: The document states that the population in 2021 was 11,880 with a forecasted growth of 1,060 residents over the next 10 years (2031). This development alone exceeds the town's growth expectations of the next 10 years, and hence is a risky undertaking.

There has been no Township public consultation: There have been no Township public consultation meetings to-date, only Developer consultations – with one-sided minutes of meetings that don't reflect the true "temperature" of the meeting and extent of concerns. The resident tax-payers of Port Perry are entitled to the proper public consultation, details and time to assess before such a high-risk, critical decision such as this MZO, and before this ridiculously high density, environmentally sensitive and out of character pilot development is approved.

We need to slow down and be diligent to consider its efficaciousness: The tax

paying residents and Council need proper details to be provided with ample time to assess. A 400 page report arriving 3 business days before the Council Meeting today gives residents only a day or two to request speaking time at the Council Meeting. This is not adequate information to issue an MZO. The document includes vision only. It is a concept and does not deal in details or plans. It is a one-sided document extolling the virtues of the vision with no real details to properly assess. The MZO process is required to cut the normal 2-3 year Township planning cycle to 3 months. This creates a high risk pilot project. Proper Planning Department process, reviews, assessments are necessary.

Why would the Council want to give up their decision-making power to the Ontario government? The Township is being asked to consider an MZO, meaning approval for all zoning requirements will be done by the Province. While I understand the Province is desperate to achieve its 1.5M homes target, fast tracking this process will have detrimental effects for decades to come (just like lock downs and special orders and decisions made during the Coronavirus, we are still dealing with many health and economic fall outs). This is not something to rush.

Avenu Properties is not an authority on developing:

Although Avenu has hired some experienced consulting firms, the feasibility documents have little substance. They simply conclude that on the surface it is feasible, subject to further detailed planning, that is not good enough to issue a MZO. These firms were hired by the Developer, of course they will conclude that it is feasible because they are being paid by Avenu and they all want the contract to do the more detailed planning work.

Why are you trying to build 600-800 homes on a wetland and partially on a lake?

There are other places in Scugog or Port Perry that are safer and more environmentally stable that would support high density housing. Leave the wetlands and lake alone. Moving ahead with this project will put the area at risk as well as the surrounding homes with wells on all sides of the lake.

New environmental impact assessments are required: the proposed project has changed many times over the years, a new assessment is required. No amount of force from the Province should change that.

Avenu Properties is potentially a questionable company: Avenu Properties Corp has acquired Lalu Peninsula, this company owns the subject property. The recently acquired company has a questionable background. Avenu is a property investment and management firm, not a developer. They have no prior experience with the proposed undertaking or anything similar. This is a pilot project, according to the document, they are proposing a revolutionary approach that has rarely been attempted. Again, why are you trying this on a wetland and lake in one of the most sensitive areas in Scugog?

Sewage Treatment: the proposed new sewage treatment plant is a terrible idea to have on a wetland and on/on the lake. What happens if it malfunctions and leaks into the lake? Again, why are we trying to build something like this on a wetland and in/on a lake?

Questionable Stakeholder Consultation: Avenu Properties placed many logos and business names in their slide deck on May 7, 2024 to make it appear that these stakeholders have been consulted but they were not truthful in sharing what the stakeholders' recommendations were. Stewards of Lake Scugog does not believe trucking in that much soil will be a valuable endeavour for the area, it will threaten the health of the soil and lake ecosystem as well as wells thousands of families well/ drinking water.

This area is one of the most environmentally sensitive areas in Scugog: These wetlands, adjacent to a wildlife-friendly waterfront, are not suited for the proposed development, which is incompatible with the surrounding estate and single-family homes. When questioned at the meeting about choosing this environmentally sensitive area, the developer responded, "because we acquired and now own the land".

Backfilling will have implications that have not been deciphered: The document does not address the plans for backfill in a low lying wetland area. There will be an impact of thousands of truck loads of new fill from other sites, varying from the content of the current, sensitive site and could dramatically change the health of the lake, the ecosystem of plants and animals and the wells of many homes on well water.

Transportation with 1000+ extra vehicles is not reasonable: The Transportation feasibility was based on a 1-day AM and PM study in February, middle of winter. The assumptions were hard to decipher, a forecast of 53 inbound vehicles and 174 outbound vehicles during the AM peak hour, and 151 inbound and 97 outbound during the PM peak hour. I'm not sure how that was derived given that there will likely be 1,000+ new vehicles. Does it take into account a new traffic light to get on to Simcoe Road? It is already difficult to get onto Simcoe at various times of day. Have they considered the implications for other neighbourhoods such as Canterbury Commons that will have a difficult time accessing Simcoe southbound with this substantial increase in traffic volumes. Their assumption is that 82% of the traffic from the development is southbound in nature. Two entrances, one off Castle Harbour, that is not an arterial road and is not currently supportive of this traffic load. The second mentioned is a new road connecting to Simcoe. However, this appears to need to cross the restricted wetlands to build...again why are we disturbing a wetland?

If Residents' concerns are ignored and MZO is approved: what assurances do we have that the Port Perry community will be protected by transferring authority to the

Province? What measures can we take to halt the Provincial process if necessary, and what conditions should be imposed on the MZO approval? How can we ensure that our Township Planning Department retains final authority on critical development considerations?

In closing... more time is required to assess the impacts on local residents rather than being brushed off as unimportant: traffic, noise and air quality, community services, visual impact, social impact, infrastructure, environmental impact, public consultation.

My family moved here because Port Perry has unique mix of a rural-feeling and the culture and character that might exist in a larger city but without the messy traffic and high density landscape. The Avenu document states the development will allow Port Perry to get itself into the high-density growth game with mixed mass housing and not single family homes. This is exactly the opposite of why my family moved here. We chose Castle Harbour Drive because it feels like we live in the country but we have access to a quaint town that still has a small-town feel. I don't want to live in Pickering, Ajax, Whitby and Oshawa- too busy and too dense. My wife and I worked very hard for decades to be able to afford an almost 2 acre lot in a lovely single-family home area. We value our land and the space it provides my children to play in.

If this MZO is approved by Council and if Council allows the wetland to be lost to an absurd high density housing plan on the water, I will not vote for anyone currently in office. I want someone in office who will protect the wetland and lake as well as the small town feel of Port Perry. At the very least, the residents deserve diligence from those in office who claim to serve the interests of residents.

Take time, complete proper due diligence and don't be swayed by the Developer. Their document does not have the answers, in fact it only raises more questions. Let's make sure that we have the proper answers and that we put in place a process that provides sufficient Township control to ensure that Port Perry tax-payers get what they really need.

Thanks,

Ryan Walker



Vanessa Reusser

From: Sam Hlozan [REDACTED]
Sent: August 19, 2024 12:00 PM
To: Vanessa Reusser
Subject: No development in castle harbour

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Totally against this
Traffic on simcoe is a shit show already Stop the madness Sent from my iPhone

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 28, 2024 3:42 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Sarah English

Sarah English


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Sarah English

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 23, 2024 10:00 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Sarah Powell

Sarah Powell


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Sarah Powell

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 10:29 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Amanda Cavanzo

Amanda Cavanzo


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.


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Thank you.
Amanda Cavanzo

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 3:19 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Amanda Houghton

Amanda Houghton


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Amanda Houghton

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 26, 2024 9:40 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Andrew Spohn

Andrew Spohn


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Andrew Spohn

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 15, 2024 6:58 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of ANNE HARMSWORTH

ANNE HARMSWORTH



ANNE HARMSWORTH

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 3:28 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Bonnie Winter

Bonnie Winter

I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Bonnie Winter

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 19, 2024 10:31 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Brenda Murphy

Brenda Murphy



Brenda Murphy

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 5:04 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Brendon Stevenson

Brendon Stevenson


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Brendon Stevenson

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 19, 2024 12:36 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Brent Meeking

Follow Up Flag: Follow up
Flag Status: Completed

Brent Meeking

I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Brent Meeking

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 1:25 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Brian Clark

Brian Clark


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Brian Clark

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 23, 2024 12:53 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Carly Davenport

Carly Davenport


I am writing as founder of Bird Friendly Uxbridge and Nature Canada Volunteer of the Year recipient to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

While I don't reside in Scugog, these wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.

Carly Davenport

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 23, 2024 1:04 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Carolyn Mancey

Carolyn Mancey


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

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Thank you.
Carolyn Mancey

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 26, 2024 9:40 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Cathy Spohn

Cathy Spohn



Cathy Spohn

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 17, 2024 9:11 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Caydence Ralph

Caydence Ralph


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

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Thank you.
Caydence Ralph

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 3:59 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Chris Sturges

Chris Sturges


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Chris Sturges

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 3:36 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Craig Bamford

Craig Bamford


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Craig Bamford

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 9:15 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Cynthia Johnston

Cynthia Johnston


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Cynthia Johnston

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 7:10 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Davd Hall

Davd Hall



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Davd Hall

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 19, 2024 10:31 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of David Murphy

David Murphy

I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
David Murphy

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 9:08 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Dennis Schilling

Dennis Schilling


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Dennis Schilling

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 9:14 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Dianne MacMillan

Dianne MacMillan


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

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Thank you.
Dianne MacMillan

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 22, 2024 6:05 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Dinesh Hira

Dinesh Hira

I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say "no" to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Dinesh Hira

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 17, 2024 9:18 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Donald Ian McLeod

Donald Ian McLeod


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Donald Ian McLeod

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 8:43 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Eric Lewis

Eric Lewis

I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Eric Lewis

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 25, 2024 8:37 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of GARRY MACPHERSON

GARRY MACPHERSON


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

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Thank you.
GARRY MACPHERSON

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 1:02 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Gladys Stephens

Gladys Stephens



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Gladys Stephens

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 23, 2024 9:56 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Graeme Powell

Graeme Powell


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Graeme Powell

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 22, 2024 3:32 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Hailey King

Hailey King



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Hailey King

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 8:23 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Hayden McKinnon

Hayden McKinnon


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Hayden McKinnon

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 23, 2024 9:48 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Heather Floyd

Heather Floyd



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Heather Floyd

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 10:14 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Heather May

Heather May



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Heather May

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 1:46 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Jacob Tessier

Jacob Tessier


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Jacob Tessier

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 17, 2024 10:39 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of James Beatty

James Beatty

I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
James Beatty

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 26, 2024 7:46 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of James Merritt

James Merritt


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
James Merritt

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 25, 2024 1:00 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Jamie Sawyer

Jamie Sawyer


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Jamie Sawyer

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 25, 2024 10:14 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Janet Howsam

Janet Howsam


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Janet Howsam

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 12:31 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of jasmine stein

jasmine stein


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
jasmine stein

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 17, 2024 8:51 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Jennifer Ralph

Follow Up Flag: Follow up
Flag Status: Completed

Jennifer Ralph

I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Jennifer Ralph

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 7:05 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Jessica Dusome

Jessica Dusome


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Jessica Dusome

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 6:43 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Jill Collins Minshull

Jill Collins Minshull


The wetlands are no place for residential units to be situated. There are plenty of better suited places in our community where actual affordable housing can be built. It was a mistake years ago to even allow the approval of 20 estate homes at this location. I don't agree that the two options are only 600 homes or 20 homes. We need to learn from our past mistakes and acknowledge that no development should be on this property. Lake Scugog shoreline is a finite distance. Figure out how to be a creative problem solver and disallow further development on wetlands. The proposed development is going to be an environmental disaster much like the contaminated airport lands in Greenbank and the fake helicopter pad on Lakeridge Road when the fill was contaminated. You are elected to represent the people and to take a stand against bad decision making. Clearly it's a mistake to develop the wetlands. The local Indigenous community and Lake Stewards also stand against this development. I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.

Jill Collins Minshull

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 7:26 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Jim Donovan

Jim Donovan


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Jim Donovan

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 8:42 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Jim Wakeford

Jim Wakeford


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Jim Wakeford

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 24, 2024 10:45 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of John Seymour

John Seymour


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
John Seymour

Vanessa Reusser

From: Save Port Perry Wetlands Team Member [REDACTED]
Sent: August 16, 2024 4:31 PM
To: Wilma Wotten; Ian McDougall; David LeRoy; Janna Guido; Harold Wright; Terry Coyne; Robert Rock; John Henry; Kevin Heritage; Valerie Hendry; Hon. Todd McCarthy MPP; Jamil Jivani MP; Doug Ford
Subject: Opposition to Proposed Development by Avenu Properties Port Perry

You don't often get email from [REDACTED] [learn why this is important](#)

We are writing to express our strong opposition to Avenu Properties proposal to construct 600 residential units in an environmentally sensitive wetland area on the shore of Lake Scugog in Port Perry, Ontario. This development will include a road through environmentally significant wetlands designated by the Ministry of Natural Resources and Forestry, and construction will necessitate extensive land fill and dredging in areas of Lake Scugog wetlands. In the Foundations of the Scugog Official Plan it states in Section 1 that engaging all individuals in the planning and development of the community will be critical to achieving the goals for the plan. The residents of the community have not had meaningful engagement with the township, we have only been “informed” but have not been “consulted”, “involved” or asked to “collaborate” on this project. As taxpayers and residents of Port Perry and the Province of Ontario this is unacceptable and we are asking for all levels of government to properly represent our interests and not simply that of the developer. To build on environmentally sensitive lands, such as these, a proponent needs to complete and make available all of the necessary studies and scientific based assessments, to include, but not limited to:

- **Environmental Impact Assessment (EIA):** Evaluates potential environmental effects of the proposed development.
- **Ecological Site Assessment:** Identifies and evaluates ecological features, habitats, and species.
- **Hydrogeological Study:** Assesses groundwater conditions and impacts.
- **Water Quality Assessment:** Measures the potential effects on water bodies.
- **Wetland Delineation and Evaluation:** Identifies and assesses wetlands affected by the project.
- **Stormwater Management Plan:** Outlines how stormwater will be managed to minimize impact.
- **Wildlife Studies:** Assesses the impact on local wildlife and their habitats.
- **Species at Risk Assessment:** Identifies and mitigates impacts on threatened or endangered species.
- **Cultural Heritage Assessment:** Evaluates potential impacts on historical or archaeological sites.

We've been given no evidence from credible sources that these studies have been completed and that Avenu Properties are willing to complete these studies. Rather they are looking for a Minister Zoning Order to avoid these critical and typically necessary studies and fast-track an unwanted and ill-considered, for-profit development. We understand and agree with the need for responsible and sustainable housing in Ontario, but when not fully considered or implemented properly, the town citizens are the ones who are left dealing with the negative impacts. Below are some of the impacts that we are seriously concerned about:

Environmental Impact:

- **Destruction of Wetlands:** The road construction and dredging will devastate the marshlands, leading to the loss of wetland species and habitats.
- **Degradation of Lake Health:** Increased runoff and impervious surfaces will further degrade Lake Scugog, increasing pollution levels.
- **Loss of Biodiversity:** Wetland species and their habitats will be significantly affected, leading to a decline in biodiversity crucial for a balanced ecosystem.

Community Impact:

- **Strain on Emergency Services:** Local emergency services, including police, ambulance, and fire services, will face additional strain, compromising the health and safety of all Scugog residents.

- **Impact on Medical Services:** The development will exacerbate existing challenges in our healthcare system, resulting in longer wait times for family doctors, crowded emergency rooms, and overworked medical staff, putting our health at greater risk.

From what we've seen to date, Avenu Properties is not a credible developer and much of their presentation material are bell-and-whistle "amenities" to try and win over Mayor, Council and select members of the community, so that they can profit from a parcel of land that has been and will continue to be unique, irreplaceable and critical from an environmental standpoint.

We are not alone in our concerns, and have begun a petition which already has over 1,800 signatures gathered organically and we will continue to mobilize support for **Save Port Perry Wetlands** through a focused grassroots campaign.

We urge you to support and respect the concerns and questions of Port Perry residents who live, work and support this community. We urge you to deny the MZO request from the developer. Your decision will have long lasting ramifications for Port Perry and its current and future-generation of residents.

Save Port Perry Wetlands Group

www.saveportperrywetlands.ca

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 14, 2024 9:58 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Shirley Brangers

Shirley Brangers



Shirley Brangers

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 9:40 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Shirley Gilson

Shirley Gilson


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

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Thank you.
Shirley Gilson

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 23, 2024 8:35 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Stephen Zebrowski

Stephen Zebrowski


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Stephen Zebrowski

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 16, 2024 8:39 AM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Susan Lacey

Susan Lacey


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Susan Lacey

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Susan Duncan - FW: New proposed housing in Castle Harbour Estates
Date: September 4, 2024 10:51:17 AM

-----Original Message-----

From: Susan Duncan [REDACTED]
Sent: Thursday, January 4, 2024 4:37 PM
To: Mail Box <Mail@scugog.ca>
Subject: New proposed housing in Castle Harbour Estates

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I cannot believe the town would even think about considering this proposal. I will be appalled if it goes through. Many Houses will go up for sale as this will ruin the neighbourhood I am hoping to see many petitions to stop this.

Concerned citizen

Sent from my iPad

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 28, 2024 1:36 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Susan Powell

Susan Powell



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Susan Powell

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 7:10 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Tammy Hall

Tammy Hall


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Tammy Hall

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 10:29 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Tammy Hall

Tammy Hall


Please take the time to do the necessary studies and maintain control of what happens in our township. If this development goes forward and the sewage system fails, what happens to our lakefront property values??

Tammy Hall

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 19, 2024 5:28 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Tanis Tibbs

Tanis Tibbs


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Tanis Tibbs

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 20, 2024 11:36 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Taylor McClure

Taylor McClure


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Taylor McClure

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Terry Cockerill - FW: AVENU Housing Project Proposal
Date: September 4, 2024 10:51:57 AM

From: Terry Cockerill [REDACTED]
Sent: Sunday, March 10, 2024 7:57 PM
To: Terry Coyne <tcoyne@scugog.ca>
Subject: AVENU Housing Project Proposal

Dear Councillor Coyne

Hello Terry,

As residents of Canterbury Common, my wife and I attended the presentation and Q&A session at The Centre this past Thursday, 7 March. First, we wish to thank you and your Council colleagues for addressing our community and hearing our questions. From our perspective, it was not our expectation that you be able to answer all the questions, but that you acknowledge the questions and concerns and advise residents as to how and when those concerns will be addressed during the approval process. This evening, my wife and I listened to the complete 92-minute presentation that was made to Council on 4 December 2023.

We moved to Canterbury Common in 2016. I grew up on a farm in Mariposa Township near Lake Scugog, and I am a retired military officer with 26 years service. We are increasingly appreciative and so grateful for all this town and community have to offer for retirees like us.

As was stated during Coffee Hour, Council priorities include housing and infrastructure development while maintaining the health and sustainability of Lake Scugog, its shorelines and tributaries. We have serious concerns as to how the AVENU development could adequately satisfy these priorities without compromising the lake and surrounding habitat.

For now, we would like to ask you (and Council) the following questions regarding the AVENU project proposal:

1. Has an environmental study been conducted with 2050 climate action objectives in mind? If not, who is the stakeholder to conduct this study and when will it be completed and made public?
2. Has a geological and seismic study been conducted on the proposed development land? In not, who is the stakeholder to conduct this study and when will it be completed

and made public?

There was no mention of these critical studies during the meeting last Thursday, but many of the questions raised would be addressed by these studies.

Thank you.

Sincerely,

Terry and Bernadette Cockerill

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 30, 2024 4:12 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Terry Farrell

Terry Farrell


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Terry Farrell

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Tracy Pastic - FW: Castle Harbour Development Project
Date: September 4, 2024 10:52:30 AM

From: scientist_tracy scientist_tracy [REDACTED]
Date: Wednesday, May 8, 2024 at 9:36 AM
To: Wilma Wotten <wwotten@scugog.ca>, Ian McDougall <imcdougall@scugog.ca>, David LeRoy <dleroy@scugog.ca>, Janna Guido <jguido@scugog.ca>, Robert Rock <rrock@scugog.ca>, Harold Wright <hwright@scugog.ca>
Subject: Castle Harbour Development Project

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Mayor Wotten and Councillors of Scugog Township,

This letter is regarding my "take away" from the meeting at the library last night (May 7th) at the library regarding the proposed development on the Castle Harbour area property by Avenu development. I understand that it was just an information meeting and no proposals have been brought before council yet, but I think as a council, thorough investigation and thought must be done before this goes much further.

It was a shame that more councillors were not present at the meeting (I understand that Mayor Wotten was on vacation; its so hard to predict the best time to get away), as it was quite a show. The absence of the majority of council and our regional council was quietly questioned. It was a full house with many of the residents of Scugog present; so this is a hot issue with varying opinions. It was interesting to see the demographics in the room. I noticed a lot of seniors who in my opinion, may have been there to learn the senior housing aspect of the project, or were concerned residents of the Castle Harbour or surrounding area. Or maybe they were there like myself - just to see what this development was all about. I left with more questions and doubt, than answers; I think the majority of us did.

What I learned was that this project is hoping to bring 600 new units to that area with approx 650 parking spaces; all within the Official Plan of Scugog Township, satisfying the ratios of hectares of land vs housing vs infrastructure. A 1,200 sq m commercial area would be added, a possible eco-friendly marina/docking system, re-claimed watershed land as well as a possible road that is partially existing, through a natural sensitive area. The

breakdown of units would be 32 single/towns with 568 apartments; it was unclear whether these units would be owned or leased. Since there is no capacity for regional sewage until the year 2050, the developer must install a private waste system. This development was being presented as a self contained "town" with its own natural area, walkways, convenience stores, a ergonomic shuttle (that is still in early development) to get people downtown, a marina without gasoline etc... . It sounded like a separate community that will separate our town, almost a "Disney World" without the rides.

Many good questions were raised by Scugog residents at this meeting, but it was clear that there still needs to be a lot of research and development for this project to go forward. The general response from the developers involved in the project seemed to be well rehearsed and generally thanking the public for the inquiry and "we will take note of that and look into it". To me it was a lot of "Putting the cart before the horse" mentality with this project. The schematics of the development from the outside seem impressive, but I think when one delves into the different aspects of it all, more problems will exist than solutions.

- Road use was a big concern/traffic congestion at the intersection of Castle Harbour Drive and Simcoe Street as well as the alternative entrance into the development through sensitive land.
- Questions about parking spaces - 600 units and just under 700 spaces for cars? The developer insisted that this area would be a multi-generational, with that said, where will the extra cars end up being parked/
- Strain on healthcare. Many people in Scugog are on a 2 year waiting list for a family doctor. Our hospital is already working at capacity. With a minimum of 1800 new people added to the township, how does that fit into the official plan of Scugog?
- Education. Our 4 local schools are already at capacity (including Prince Albert), and the DDSB will only build schools once there are established subdivisions and need-usually 5-7 years after build. This was not considered.
- The waste system sounds impressive and very ecologically sound. But, if it breaks down, will there be engineers on hand that can repair it in a timely fashion? - especially with changing technology. The question was also brought up about the eventual attachment of the community to regional waste systems in 2050 - what would happen to the existing system and the use of it

for thermal energy. The response from the developer was not favorable as it was said that they are currently fighting Durham Region on this point.

- Much was discussed about re-claiming the land that was previously flooded that the developer owns. It was unclear what they intend to use it for. The developers made it clear that the Lake Stewards approached them as they were looking for a place to dump the dredge results from the Scugog waterfront area. They mentioned that they had hired environmental engineers for the project - but is this dumping onto another sensitive site a good idea environmentally?
- The pricing of the project was unclear. The moderator stated that since the home prices in our Township are some of the highest in the region, the word "affordable housing" would be relative. What does that mean?
- The developer admitted to not have any experience building anything, just development and project management. All construction would be independently hired out. I question the process, validity of builders, eco responsibility etc...
- Sustainability was a key word-was this because Durham Region has no plan to service the area until 2050? So the developers are using this tagline because they have no choice?
- There were also questions of who are the investors in this project and the developer said that they were trying to be transparent, they did not divulge that information and were very clear on many occasions that they had purchased the land from a previous developer that had their own previous baggage-nothing to do with them.

Many more questions than answers in my opinion. It seems to me that this project is a tad bit ambitious for the area and we as a Township may not be ready for it. I know by the temperature of the room, the residents were not very receptive to the project or what was presented. This project could dramatically change everything here-either for the better or worse.

I hope that the residents of Scugog voice their opinions to you, our council, as you hold the power that plans the future of our Township. Please look at all issues of the project and to make an informed decision, It is a big responsibility that I know that you do not take lightly; and please go to all of

the future information meetings if you are able. This is such an important issue affecting our community.

Respectfully yours,
Tracy Pastic
(Scugog Resident of 38 years)

Vanessa Reusser

From: Tracy Shestowsky [REDACTED]
Sent: June 25, 2024 7:09 AM
To: David LeRoy; Harold Wright; Janna Guido; Kevin Heritage; mcdougall@scugog.ca; Robert Rock; Terry Coyne; Valerie Hendry; Wilma Wotten
Subject: Avenu Properties Development: Requesting No MZO

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hello. My name is Tracy Shestowsky and I live with my family at [REDACTED]. I am compelled to write and make my position known that I am vehemently opposed to the 600 units planned for our community. I am not against growth and development in general, as I understand there are often great benefits to be realized when neighbourhoods, communities and townships grow. However, this particular proposed plan does not make any sense from everything that I have read, especially given the proper assessments and reviews have been forgone. I know you have received many letters and emails that clearly outline the numerous concerns and issues we have as a neighbourhood/community so I just want to go on record that I echo each and every concern of my fellow neighbours & members of the community. To be specific, the significant negative impact to our roads, healthcare, schooling and the environment have been overlooked in my opinion. We are also extremely worried about the incredibly high taxes we already pay and I can say with 100% certainty, that we would not be able to withstand the anticipated increases a project like this would generate...likely causing our home of 12 years to become unaffordable for us. In my opinion, the developer has not been able to prove they are capable or credible-with this, I urge and plead that the request for an MZO not be granted.

Sincerely,
Tracy Shestowsky

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 21, 2024 8:54 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Tristan Long

Tristan Long


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Tristan Long

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 25, 2024 9:06 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Vicki Gray

Vicki Gray


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

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Thank you.
Vicki Gray

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 22, 2024 2:52 PM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of Vicki Sanderson

Vicki Sanderson


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Vicki Sanderson

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 25, 2024 8:38 AM
To: Valerie Hendry
Subject: Save Port Perry Wetlands - sent on behalf of VIKKI MACPHERSON

VIKKI MACPHERSON



VIKKI MACPHERSON

Vanessa Reusser

From: Valerie Hendry
Sent: January 22, 2024 10:58 AM
To: 'Wendy Donovan'
Cc: Janice Hamilton-Dicker; brian stephen; Wilma Wotten; Terry Coyne; Lee Bull
Subject: RE: My issues with new development in Castle Harbour

Good morning Wendy and Jim Donovan,

Thank you for your comments. We will consider them as we continue to process the proposal.

Please note that the proponent has not yet provided the Township with further details of their proposal that we have requested before consulting with the Public and commenting agencies. As such, the dates for public notice and an open house included in Council's resolution December 5, 2023 have been put on hold.

We will provide you with notice of a future public open house when the information is received so that you can provide further input into the proposal.

Take care

Valerie

Valerie Hendry, MCIP, RPP
Manager, Planning

Township of Scugog, 181 Perry St. P.O. Box 780, Port Perry, ON L9L 1A7
P:905.985.7346 ext 100, Fax: 905.985.9914
Website: www.scugog.ca
vhendry@scugog.ca

The information contained in this Township of Scugog electronic message is directed in confidence solely to the person(s) named above and may not be otherwise distributed, copied or disclosed including attachments. The message may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection and Privacy Act and by the Personal Information Protection Electronic Documents Act. The use of such personal information except in compliance with the Acts, is strictly prohibited. If you have received this message in error, please notify the sender immediately advising of the error and delete the message without making a copy. Thank you Please consider the environment before printing this email.

-----Original Message-----

From: Wendy Donovan [REDACTED]
Sent: Saturday, January 20, 2024 11:46 AM
To: Valerie Hendry <vhendry@scugog.ca>
Cc: Janice Hamilton-Dicker [REDACTED]; brian stephen [REDACTED]; Wilma Wotten <wwotten@scugog.ca>; Terry Coyne <tcoyne@scugog.ca>
Subject: My issues with new development in Castle Harbour

Hi Valerie,

We were asked to send you our list of issues and concerns with this new development going to be built in my neighbourhood. Attached is mine and my husband, Jim's list.

First of all, allowing 500 to 600 townhouses to be built does not go with what this neighbourhood is all about now. This neighbourhood is about quiet, large lots with no cookie cutter houses. This will bring down the value of our homes and neighbourhood.

Second is the land fill required and it will be a lot. Look at what happened to Greenbank. How will the township and the developers make sure the large quantity of fill required will not be contaminated? When Lori Fox was the township's spokesperson for this development years ago, she out right lied to all of us at the township meeting saying every truck, before entering the site, a sample of soil will be taken off the back of the truck and tested right then and there on the road. This is impossible. You cannot test soil this way. I phoned many laboratories that actually do soil testing and it is a very complex procedure. First of all, there are hundreds of things to test for. The lab does not decide what to test, the individual who brings the soil in has to tell them exactly what they want tested. All the different contaminants require different types of bottles, obtained from the lab. The cost is very expensive for each test. The results take about two weeks for each contaminate tested. So how are the developers and township going to do all this soil testing? I have a strong feeling the soil will not be tested. Everyone will turn a blind eye to it.

We are all on wells in here. Most are shallow wells. If our wells become contaminated and it is a very strong possibility they will if the fill is contaminated, I feel it is only right that the developers pay out of their pockets to have town water installed in this neighbourhood and every house be put on it. Not just the few houses in front of this development. Last time, the township said, if our wells become contaminated or dry up, it is up to each individual to pay for town water. Absolutely No! This is not fair. We do not want this, the developers and township wants this. You both should be paying for our houses to be put on town water. None of us want this development. It is also very expensive to each house. The developers want this so bad, they can pay for each house. People are struggling now with just the every day expenses. Why should we all pay for something we don't want in the first place. Many will get sick and potentially die from drinking contaminated water. This is absolutely a lawsuit waiting to happen. The township needs to consider this before allowing the developers off the hook for town water to every house in this neighbourhood.

Lastly is the septic system. This one is mind boggling that up to six hundred townhouses will all be on septic? How is this even possible? It isn't. Look how much land our individual houses need to filter the water and waste from one individual house with only approximately two to four living in a house. We all have huge lots because our septic beds require a lot of land. The fact that Lake Scugog is right next to this development is very concerning also. The excess fecal waste and there will be a lot of it will go into Lake Scugog and contaminate the water and everything living in the water and around it. Also, human fecal matter is not the same as geese. So please, no comparison from the developers or township. What about all the phosphates leaking or basically dumping into the lake? All fish and wildlife will die. When this happens and the developers are no where be found, is the township going to pay to fix this problem? These homes, if built, need to be put on sewers not a septic system.

I really hope the township takes these concerns very seriously because these are very serious concerns. Twenty homes was one thing but 500 to 600 townhouses? This is absolutely ridiculous on this small piece of swamp land next to Lake Scugog.

Sincerely,
Wendy and Jim Donovan

From: [Vanessa Reusser](#)
To: [Vanessa Reusser](#)
Subject: Wendy Donovan - FW: Official copy of the zoning By-Law for the parcel of land in Castle Harbour
Date: September 4, 2024 10:55:30 AM

From: Wendy Donovan [REDACTED]
Sent: Monday, May 6, 2024 8:49 AM
To: Wilma Wotten <wwotten@scugog.ca>; Terry Coyne <tcoyne@scugog.ca>; Valerie Hendry <vhendry@scugog.ca>; Township Diane Knutson <dknutson@scugog.ca>; Kevin Heritage <kheritage@scugog.ca>
Cc: Janice Hamilton-Dicker [REDACTED]
Subject: Official copy of the zoning By-Law for the parcel of land in Castle Harbour

Hello,

I'm not sure who in the township is responsible for obtaining and having the official zoning By-law for the parcel of land Avenue owns. I attended the meeting last week and Wilma kept stating the owners of this land can build an apartment building on this piece of land because they own it! Very unprofessional in my opinion. I thought you sounded like a salesperson for Avenue not a mayor representing her town's people. A neighbour of mine stated to Wilma, he worked in development for over 40 years and there are certain rules and regulations for every piece of land and he stated, no, an apartment would not be allowed to be built just because "they own the land".

This land went from 20 homes to now 600 homes with well over a thousand to two thousand people living on it. There would need to be assessments done regarding the roads, impact on a small towns resources, environmental studies because it is right beside a lake on the Trent Severn waterway, before Avenue can just come up with this idea. I have attached what I have so far from the township but it only is dated to 2017, where is the latest copy of the re-zoning of this land to allow this many homes? A mayor does not have the power to let them build whatever they want. There would need to be official approval in place first stating the quantity and types of homes that can be built. Do you all realize this is mostly swamp land they want to built on.

Myself and all the neighbours in here want to know how many homes (units) can actually be built on this land. If it is now 600, when was it changed? Plus who changed it and what date? I feel the township owes us this much. Or, is the township again turning a blind eye to this and letting Avenue build whatever type and how many homes they want. The council now in charge does turn a blind eye. I won't forget what you need to myself and my husband with all the dump trucks of fill being brought in behind us. You both turned a blind eye to that one. Just a note to the mayor and Terry Coyne, you are supposed to be representing us, the people of Port Perry not Avenue. Terry Coyne has done zero for us in this neighbourhood regarding representation. Maybe this development could be built beside your beef cattle farm Wilma, let's see how you like it then. To build this beside lake Scugog is a disaster just waiting to happen.

Avenue also contradicted themselves during the meeting. They said they own another 25 feet of property which is currently under water but plan on building on it and using it. When a neighbour asked them the question of how much fill they plan on bringing in, the man running the meeting stated they didn't feel they would need to bring in any fill? How stupid do you think we are. We have a right to know how much fill will be brought in, where the source of this fill is from and paperwork stating it is not contaminated. I feel "Geeenbank Airport" is embedded in every Port Perry resident after that fiasco. This parcel of land is beside a lake. This is not the right place to do an experimental self run sewage system. Even if it fails a little, what happens? Are two thousand people now told not to flush a toilet, no showers or laundry done until "someone" can figure out how to get the experimental sewage treatment system working properly again. Has anyone in the township even considered this. Systems break all the time. What do two thousand people do now? Dump sewage into lake Scugog, contaminate all of our existing drinking wells in this neighbourhood. Township really needs to try an experimental project like this on a piece of land further from town and the lake to see first if this "fantasy" project they came up with will succeed. This piece of land comes with a lot of high risks involved if it fails and it will fail. See attached the zoning only up to 2017. I would like to see the recent re zoning of the land. Is there even one? I question that. Please keep in mind who our mayor and councillor represent. You don't represent Avenue. This project should be built on a different piece of land in a further location. Too many experimental ideas with their project. No actual facts. Disaster waiting to happen.

Sincerely,
Wendy Donovan

Planning application history of the Castle Harbour Development site:

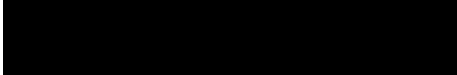
- Applications for a Scugog Official Plan & Zoning By-law Amendments and Plan of Subdivision were submitted to both the Township and the Region in April of 2004 by a former property owner, Port Perry Harbour. The purpose of the amendments was to permit the development of a residential subdivision on partial services.
- The Scugog Official Plan Amendment was passed by Council in May, 2006 and subsequently approved by the Region of Durham in June 2006. The amendment re-designated the property to a Partial/Private Residential Service designation.
- The Subdivision application was granted Draft Plan Approval by the Region of Durham in March, 2007. There were over 20 conditions included in this approval, one of which is that the Developer had to amend the Zoning By-law to permit the residential subdivision.
- The rezoning application was approved by Council in 2012. At this time, the property was owned by CDM Realty. The Zoning By-law became effective on the date of passing.
- CDM submitted detailed engineering designs and reports in support of the subdivision application in 2012. These plans were reviewed and approved by the Township in consultation with the Region of Durham and Kawartha Conservation Authority in March, 2015.
- The property was purchased by Lalu Peninsula Inc. in April, 2017. In order for them to proceed to clear the conditions of approval for the plan of subdivision and in recognition of the lapse in time since the reports were first prepared, Lalu provided the Region of Durham and the Township with updated reports for review and approval.

With regards to architectural control, Lalu will be required to submit their architectural plans to the Township so that they can be reviewed by the Township's appointed control architect.

Vanessa Reusser

From: Save Port Perry Wetlands <noreply@TheMarcoCorporation.com>
Sent: August 11, 2024 3:33 PM
To: Scugog Planning
Subject: Save Port Perry Wetlands - sent on behalf of Wendy Donovan

You don't often get email from noreply@themarkocorporation.com. [Learn why this is important](#)

Wendy Donovan


I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Wendy Donovan

Vanessa Reusser

From: Wendy Donovan [REDACTED]
Sent: August 6, 2024 11:36 AM
To: Kevin Heritage; Valerie Hendry; Scugog Clerks
Cc: Janice Hamilton-Dicker
Subject: Avenu Development

Follow Up Flag: Follow up
Flag Status: Completed

Begin forwarded message:

From: Wendy Donovan [REDACTED]
Date: August 6, 2024 at 9:44:16 AM EDT
To: Wilma Wotten - Mayor <wwotten@scugog.ca>, Terry Coyne - Ward 5 Councillor <tcoyne@scugog.ca>, McDougall - Township <imcdougall@scugog.ca>, Guido - Township <jguido@scugog.ca>, Rock - Township <rrock@scugog.ca>, Wright - Township <hwright@scugog.ca>, Leroy - Township <dleroy@scugog.ca>
Cc: Janice Hamilton-Dicker [REDACTED]
Subject: Avenue Development

Hello,

I live in Castle Harbour and I am writing to you to please let this development go through the proper channels and approvals. It should be treated like any other development in Scugog and should not be allowed a fast track MZO. Any developer who wants an MZO is not being truthful and has something to hide.

I was at the meeting when the gentleman from the Lakes Stewards implored council to not grant the MZO yet two councillors voted yes! He spoke from experience with the Canterbury Commons development and how much of a mess that made of Lake Scugog. The Mississauga Natives have written to the township asking council to not approve this MZO. Residents have asked the township to not grant the MZO. Let this development go through all the proper procedures and approvals.

We voted this council in to work for the people of Scugog not Avenu. If this development is all "good" then let it go through the proper channels and different approvals needed. This is a huge development that has never been done in Scugog so to let it fast track is wrong. This is an experiment development which could and will probably go very wrong. Plus it is right beside the lake on wetlands. We want Lake Scugog protected, not built on.

I guarantee if built, three families with three vehicles will live in one unit. Where will they all park? This will be much more water used than Avenu is preaching. Plus much more wastewater that needs to be cleaned on an experimental sewage system right beside a lake and residential drinking wells. Avenu keeps saying it will be the Canterbury Commons residents buying these units. Unfortunately when those residents feel they can't live in Canterbury Commons anymore most will be going into retirement or nursing homes. No one believes this statement from Avenu. All Avenu does is feed people with ear candy. Telling wonderful things about something they have never ever built before! That's the scary thing also. It's never been done before.

We all feel this is just a huge money laundering operation on the Avenu owner's perspective. They have a terrible reputation for money laundering. Scugog township will be assisting in this unlawful act.

Please do not grant this MZO in September. This development which has never been done before definitely needs to be approved on all levels. To fast track this is a suicidal action on Scugog councils behalf. I think and believe this will be a nightmare development you will all regret. It will be a disaster.

Sincerely,
Wendy and Jim Donovan

From: [Wendy Donovan](#)
To: [Valerie Hendry](#)
Subject: Would like my name added to the list
Date: January 11, 2024 8:48:42 PM

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Valerie,

I live in Castle Harbour and would like myself and my husband's names added to the list that you are keeping regarding this new development that is supposed to be built.

Our names are Wendy and Jim Donovan. We live at [REDACTED]

I will send you a list of my concerns next week.

Sincerely,
Wendy and Jim Donovan

Vanessa Reusser

From: Wilma Wotten
Sent: August 9, 2024 7:45 AM
To: Wendy Donovan; Terry Coyne; David LeRoy; Harold Wright; Ian McDougall; Janna Guido; Robert Rock; Kevin Heritage; Valerie Hendry; Scugog Clerks
Cc: Janice Hamilton-Dicker
Subject: RE: See attached articles from the Mississaugas of Scugog

Hello Ms. Donovan: Thank you for reaching out regarding the proposal from Avenu Properties. I have forwarded your email to planning@scugog.ca.

All questions and comments will be considered as part of staff's review of this development request and will be included in the September staff report. Council has requested staff to present their report to Scugog Council by September 16, 2024. A copy of the Avenu proposal as well as a brief overview on the project and public documents are available at <https://my.scugog.ca/avenudevelopment>

Wilma Wotten

From: Wendy Donovan [REDACTED]
Sent: Thursday, August 8, 2024 12:07 PM
To: Wilma Wotten <wwotten@scugog.ca>; Terry Coyne <tcoyne@scugog.ca>; David LeRoy <dleroy@scugog.ca>; Harold Wright <hwright@scugog.ca>; Ian McDougall <imcdougall@scugog.ca>; Janna Guido <jguido@scugog.ca>; Robert Rock <rrock@scugog.ca>; Kevin Heritage <kheritage@scugog.ca>; Valerie Hendry <vhendry@scugog.ca>; Scugog Clerks <clerks@scugog.ca>
Cc: Janice Hamilton-Dicker <jands@hotmail.ca>
Subject: See attached articles from the Mississaugas of Scugog

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Please do not fast track this MZO in September. An Ontario Tech professor is calling lake Scugog a stressed ecosystem. Again, Lake Scugog needs to be protected, not once again built on. Learn from the past mistakes such as Vos grocery store and Canterbury Commons. Twenty homes is one thing, but what Avenu is proposing is wrong and ridiculous plus all very experimental which can and probably will go very wrong! Avenu does not care about Scugog township or our lake. The residents here do care.



Mississaugas of Scugog Island First Nation

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By Liam McConnell

Published July 10, 2024 at 1:20 pm



for the shores of Lake Simcoe and have asked... [insauga.com/utw/in4fem](#)



Mississaugas of Scugog Island First Nation

1h · 🌐

ICYMI (in case you missed it):

'Many concerns' held about Port Perry lakeshore development: [Mississaugas of Scugog Island First Nation](#)

Ontario Tech University Professor of Environmental Biology Andrea Kirkwood called Lake Scugog "a stressed ecosystem."

"Over the last few decades, urban development has disproportionately impacted water quality in the lake relative to agriculture, which is the dominant land-use in the watershed," she continued, mentioning studies that indicate higher levels of phosphorus and chloride."

[Ontario Tech University Ontario Nature Paul Caland](#)
[Township of Scugog Anishinabek Nation Chiefs of Ontario Downie Wenjack Fund Wilma Wotten, Mayo Township of Scugog Robert Rock](#)

[Scugog Lake Stewards Kawartha Conservation](#) #ontario #nature #consultation #portperry #scugog #lakelife #lakescugog

From: [Save Port Perry Wetlands](#)
To: [Scugog Planning](#)
Subject: Save Port Perry Wetlands - sent on behalf of Kathy Sweet
Date: September 4, 2024 5:52:03 PM

Kathy Sweet



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

I also have concerns about the impact of thousands more people living in such a huge development on our medical system, emergency services including police and fire, traffic congestion and parking which is already challenging, as well as on other services. Will the developer also pay for the cost of these upgrades or will that fall to us taxpayers?

I would like much more information about this proposal, and solid technical information about how the developer would make sure this for-profit project does not negatively impact existing residents and our children and grandchildren beyond today. I expect community meetings and other opportunities where we can learn more, ask questions, express our concerns and then hear back from the township and the developer about other concerns and interests and how they will be addressed.

A big decision like this that will impact our future should not be rushed and should not be made or influenced by Queen's Park – it should be made here locally by taxpayers and voters. I do not want this approved and call on our elected Mayor and Council to say “no” to Avenu Properties, so you and the developer can take proper time to listen to and respect our concerns and interests.

Thank you.
Kathy Sweet

From: [Save Port Perry Wetlands](#)
To: [Valerie Hendry](#)
Subject: Save Port Perry Wetlands - sent on behalf of Rebecca Zebrowski
Date: September 4, 2024 5:40:58 PM

Rebecca Zebrowski



I am writing to express my strong concerns about the impacts of the proposed Avenu Properties development on sensitive and important Port Perry wetlands, and our overall community.

These wetlands are an important part of our ecosystem providing habitat for birds, wildlife, and plants. They provide critical filtration, erosion control, climate support and recreation. We've lost far too much of our southern Ontario wetlands to development and need to preserve what little we have left for future generations. Once gone, it can never be recaptured or replaced.

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Thank you.
Rebecca Zebrowski