

# **The Corporation of the City of Kawartha Lakes**

## **Additional Agenda**

### **Committee of the Whole Meeting**

**COW2020-06**

**Tuesday, October 6, 2020**

**Open Session Commencing at 1:00 p.m. - Electronic Public Participation**

**Council Chambers**

**City Hall**

**26 Francis Street, Lindsay, Ontario K9V 5R8**

#### **Members:**

**Mayor Andy Letham**

**Deputy Mayor Patrick O'Reilly**

**Councillor Ron Ashmore**

**Councillor Pat Dunn**

**Councillor Doug Elmslie**

**Councillor Tracy Richardson**

**Councillor Kathleen Seymour-Fagan**

**Councillor Andrew Veale**

**Councillor Emmett Yeo**

**Note: This will be an electronic participation meeting and public access to Council Chambers will not be available. Please visit the City of Kawartha Lakes YouTube Channel at <https://www.youtube.com/c/CityofKawarthaLakes> to view the proceedings.**

**Accessible formats and communication supports are available upon request. The City of Kawartha Lakes is committed to accessibility for persons with disabilities. Please contact [AgendaItems@kawarthalakes.ca](mailto:AgendaItems@kawarthalakes.ca) if you have an accessible accommodation request.**

**4. Deputations**

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**Proposed Direct Sale of City Owned Lands on Juniper Street, Fenelon Falls**

Sharon Larman

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**Proposed Direct Sale of City Owned Lands on Juniper Street, Fenelon Falls**

Anne and John Yorke

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**Proposed Direct Sale of City Owned Lands on Juniper Street, Fenelon Falls**

Barbara and Cecil Young



# Request to Speak before Council

Request to Make a Deputation/Presentation to  
Council/Committee  
City of Kawartha Lakes  
City Clerk's Office  
26 Francis Street, PO Box 9000  
Lindsay, ON K9V 5R8  
705-324-9411

**Name: \***

Sharon Larman

**Address: \***

125 Juniper St

**City/Town/Village:**

Fenelon Falls

**Province: \***

Ontario

**Postal Code:**

K0M 1N0

**Telephone: \***

4165406127

**Email: \***

sblarman@hotmail.com

There can be a maximum of two speakers for each deputation. Please list the name(s) of the individual(s) who will be speaking. The names that are listed here will be included on the Council Meeting Agenda.

**Deputant One:**

Sharon Larman

**Deputant Two:**

First Name, Last Name

**Please provide details of the matter to which you wish to speak: \***

The surplus property on Juniper St. The direct sale of lots 247, 248, 249, 256 on plan 57. Subject to R283173 Blake St on plan 100 closed by R274935 Between Rock St and Hill St part of Hill St Plan 100 closed by R274935 designated as part 7 on Plan 57R6341.

Please attach any additional supporting documents you wish to provide and submit with this completed form.

**Have you discussed this matter with City Staff?**

☐ Yes

☒ No

**If yes, Which department and staff member(s) have you spoken to?**

**What action are you hoping will result from your presentation/deputation? \***

I am requesting the direct sale of purchase be paused and further discussion opportunity is provided to the residents of Fenelon Falls for optimal review of this said parcel of land.

By signing this form you are acknowledging that all of the information you are providing on this form is true, and giving the City permission to collect your personal information for the principal purpose of a request to make a deputation to Committee or Council as outlined below.

**Signature:**

Sharon Larman

**Date:**

10/2/2020



The personal information is being collected by the City of Kawartha Lakes for the principal purpose of a request to make a deputation to Committee or Council pursuant to the City's procedural by-law. This information, including all attachments submitted may be circulated to members of Council, staff, the general public and posted on the City website. Questions about the collection of this information should be directed to the City Clerk or Deputy Clerk at 705 324-9411 ext. 1295 or 1322.

**Do you understand how your information will be used and agree to allow the City to use your personal information provided on this form, including any attachments for the purposes of requesting to make a deputation to Committee or Council? \***

☒ Yes

Please complete this form and return to the City Clerk's Office by submitting it online or:  
Fax: 705-324-8110 Email: [agendaitems@kawarthalakes.ca](mailto:agendaitems@kawarthalakes.ca)

I am writing this letter to address to you concerns I have on the recent actions that have taken place regarding the above mentioned properties.

1) As part of the surplus property report RS2019-015, potential surplus properties were identified and reviewed to determine which parcel of lands could be considered suitable for resale along with the rationale why a surplus property may be rescinded for resale. It was confirmed within the report RS2020--015 that the above mentioned property would not be suitable for sale on the open market, however, an agreement of purchase has been reached. It had similar restrictions such as a small creek, easement access requirements that other properties were rescinded for. It is unclear why was the above mentioned property was not rescinded for sale as well.

2) No owners on Juniper St or Ellice St were formally informed of what council was considering with this parcel of land. Apparently, there was a small notice put on the property but only one resident on the street saw the notice. No-one else on the street saw the notice (reason for this: **notice on the ground**, inadequate number of notices posted and inadequate size of notice to be visible for public viewing for the size of the property on Juniper St and no notice at all for Ellice St residents. Letters should have been sent to each owner (reason for this: Not all owners are permanent residents, 55% of the population of Fenelon Falls are seniors. Not all seniors have the technical skills for today's format of communication). It was publicly posted on Aug 6 of council to consider direct sale of the property. As an owner unless I check your website each and every day, I would not know of such meetings occurring. The public notice in the paper made no mention of all these lots being adjacent to Juniper St. It is considered by the property owners on Juniper St that there was a gap in the full disclosure of the lot description. This in turn has misled current resident owners of Juniper St and Ellice St, the opportunity to be fully invested with Council on what is in the best interest of the community for this parcel of land.

3) There is concern with the purchase agreement that although it is being deemed sale "as is", the City of Kawartha Lakes is fully aware of the Fenelon Housing Community's future plan for development. They would not make a purchase request to obtain a parcel of land that cannot be developed in some format, yet this has not been made public to the taxpayers of Fenelon Falls. While we are not operating in normal times due to the Covid 19 challenges, it is important for The City of Kawartha Lakes to be taking extensive steps to ensure full transparency within the community and should be engaging the public on what would be optimal interest in the development of the Fenelon Falls community. In the past, this has been done, however these are not normal times. If this cannot be done at this time with the Covid challenges, these decisions should be delayed. The method of communication should not be pre-Covid procedures. It is felt the review of the land and opportunity to acquire the land was rushed without adequate opportunities of the adjacent land owners.

4) Fenelon Housing Community has already been approved by Council for the development of 106 Murray St which will include 30 units. This is one street over from the above mentioned property. There are concerns with them now entering an Agreement of Purchase for the above vacant land. This would create an accumulation of dense population with housing needs. This would have a negative impact on the tax payers in many ways: our current water management cannot manage all these properties, extra essential service needs, such as Police services, Paramedic services, and negative car activities on Juniper St.

5) There are a lot of people who walk along Juniper St. There is barely room today for a car to drive the road and for an individual to safely walk the road into town. There is no room for the activities of two vehicles driving either direction on the road and the safety of individuals walking (for some this is their only means of transportation).

6) Development plans for the marina in Fenelon Falls are currently underway with a 86 unit development. There are currently a lot of concerns already addressed with Council by residents of Fenelon Falls that it will change the character of the neighbourhood and Fenelon Falls will lose its "Jewel of the Kawartha" image and attraction.

7) We understand the need for ongoing growth for Fenelon Falls. Currently there is the development at the Marina with 86 units which will include townhouses and condos, which support the need attracting individuals with disposal income. This further enhances the business opportunities for growth. You have the approval of Council for the development of 30 units on Murray St to support the needs of Assisted Housing. What is lacking is the green space on the south side of Main St. While the above mentioned property is deemed as Green Open space, it has not been maintained to provide public access to this space which would benefit school education opportunities for students, green space access for others, and supporting natural habitat of animals and plants.

7) I am respectfully requesting the direct sale of purchase be paused and further discussion opportunity provided to the residents of Fenelon Falls for optimal review of this said parcel of land.

I look forward to hearing from you,

Regards,

Sharon Larman

Dear City of Kawartha Lakes Council/Mayor

It is very difficult for me to attend the October 6, Zoom Council meeting.

I called Sara at the Clerk's Office and she advised that we can write a deputation prior to Friday (tomorrow) at noon, to be added to the meeting agenda.

My concerns are as follows;

If more low income housing is brought into Fenelon Falls, let alone Juniper Street, then what are these residents going to do for work?

There are zero jobs in Fenelon Falls. How can anyone ever get ahead in life, without the opportunity of potential work? Many residents already commute elsewhere.

I believe, for a low income family to shop in Fenelon Falls, it's extremely expensive. Many stores are geared to the tourists. There are no stores such as Giant Tiger, dollar stores, Walmart, Food Basics or No Frill's, which would be more beneficial to a low income family.

It would make more sense to relocate low income families into a community where the opportunity for them to thrive is greater. Is placing people in a town, where there is very little opportunity, not detrimental to them and the town?

A larger town such as Lindsay, could be a better idea. There is lots of business development happening there.

If one is trying to assist low income families, forcing them to drive round trip, approximately 50 km or more, from Fenelon Falls to another town that will have job opportunities, does not make sense. It's an added expense for a low income family.

More focus should be placed on creating jobs in Fenelon Falls such as medical PPE supplies manufacturing, to employ residents, and then low income housing will not be required. People will be employed.

It's incredible the number of stores that are forced to close up in Fenelon Falls. It's an expensive town. Many people cannot afford to shop there. People living in low income housing will not be able to contribute to the livelihood of these stores. Tourism keeps many stores open, and that's only seasonal.

Perhaps subsidizing a home where a person currently resides, until they can get on their feet again, might be a better idea financially as well.

Building a low income housing complex always appears compassionate, caring, and great on paper, but the reality is it always turns out to be disastrous. There is no public transit or

taxi service in Fenelon Falls either for these people to utilize..

If it was a senior's home that was given consideration, for the property on Juniper Street, the trip into town to shop is quite a workout for a young person, let alone a senior. There must be a better alternative.

Please reconsider the valid feedback coming from residents, and postpone any further decision making, especially during a second wave of a worldwide Covid-19 pandemic.

*Thanks and have a great day!*  
*Anne and John Yorke*



**Sent:** Friday, October 2, 2020 12:06 PM

**Subject:** Re: Deputation from The Young family. Re: Juniper Street, Fenelon Falls (City-owned Property)

Dear Council

We are writing this letter to you, to please reconsider the sale of the surplus land on Juniper Street.

The land has been in the village of Fenelon Falls for as long as we have been here.

We heard that a seniors residence may be built there. As senior citizens, we can advise you that if we lived there and did not drive, it would be very challenging to make our way into town. There are a couple of hills on Juniper Street that would make the trip into town very difficult for us.

The distance is deceiving until you start walking it in a senior citizens footsteps.

Please reconsider building something for seniors, downtown. Perhaps where the old appliance store and movie theatre were, would be a better choice for seniors.

Barbara and Cecil Young