

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which parcel of lands could be considered suitable for resale along with the rationale why a surplus property may be rescinded for resale.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 It had similar restrictions such as a small creek, easement access requirements that other properties were rescinded for. It is unclear why was the above mentioned property was not rescinded for sale as well.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