

Opposition to the King's Bay Development along the Nonquon River (submitted by: Rosa Bryan)

SURVEY RESPONSE REPORT

17 June 2019 - 15 August 2022

PROJECT NAME:
Online Petitions

Petition Request: We the undersigned, petition the Council of the City of Kawartha Lakes to deny Geranium's request to amend the Official Plan and Zoning By-Law and Draft Plan of Subdivision, Files Nos.: D01-2022-003, D05-2022-001 & D06-2022-001.

Petition Background: This petition is opposing the Proposed Official Plan and Zoning By-Law and Draft Plan of Subdivision, 27 Stub Road, All BLK 111, 113, & 114, Pt Blk 107, 108 & 112, Former Township of Mariposa, King's Bay Golf Club Limited. At risk: Water, Environment, Indigenous Sites, Safety, Infrastructure and Ecosystem. We the residents of King's Bay request Council to deny Geranium's request to amend the Official Plan and Zoning By-Law Amendments and Draft Plan of Subdivision. Should this proposal be approved, it is our opinion, the risks will be far reaching. King's Bay is a very unique community, established in 1999, built on a peninsula surrounded by the Nonquon River on the West, Lake Scugog on the East, and prime agricultural land on the North and West. The former golf course surrounds the development with Southcrest Drive, being the only access road in and out of the community. Also unique to the community, it is surrounded by Wetlands, contains Indigenous Sites, Environmental Protection and Aggregate Protection. The community is not on city water or sewage but is serviced by an onsite communal sewage treatment facility and communal ground water wells, both properties of which are owned and maintained by the City of Kawartha Lakes, unlike the surrounding residential properties which are on well and septic.

Water

King's Bay was originally developed as a golf resort community. It is well documented on Schedule DP-3, that phase 1 of the development was approved for a maximum of 107 single detached homes and a small resort containing 25 units. Today the community stands at 111 homes we believe to be at capacity. It is our understanding future phases of development were all abandoned citing the lack of water when previous developers drilled 8 wells unsuccessfully. We are fearful of disruption and changes to water flow rates, supply and shortages.

Environment and Indigenous Sites

Should this proposal be approved it is likely healthy, mature trees will be cut down conceivably affecting the established vegetation and natural paths and habitats of wildlife and birds including; Bald Eagles, Sandhill Cranes, ospreys, butterflies, turtles, frogs, ducks, seagulls and geese all who have a significant role in our ecosystems and the quality of life we enjoy. We fear the Wetlands running along the Nonquon River will be encroached upon threatening the life stages of the 32 species of fish that swim and reside in the watershed. We are concerned that the continual traffic of heavy machinery and equipment will result in noise and dust pollution. We are fearful excavating and drilling may disturb First Nations archaeological sites already identified, as well as the possibility of other sites not yet identified. Also of concern is the potential disturbance to the 20+ year old pipes and pressure trenches that run underground. Should these fragile infrastructures sustain hair line fractures during construction, the possibility of sewage seeping into our surrounding lands and bodies of water would be disasters to our health and environment.

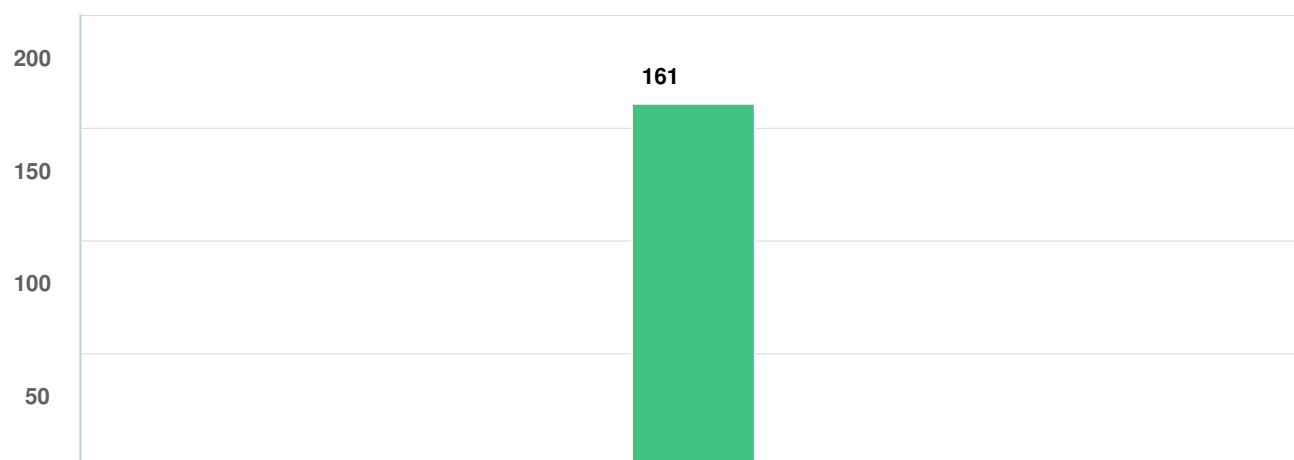
Safety and Infrastructure

King's Bay is a 2-street community with no sidewalks and only 1 access road in and out. We fear traffic volumes, construction trucks, and heavy equipment will cause great congestion to an already busy infrastructure during and after development. This is worrisome for fire, ambulance and the safety of agriculture, livestock, vehicles, pets and residents in the neighborhood and surrounding area. Geranium advertises they "... create places that are meticulously planned, expertly executed and designed with sensitivity and respect for the environment, the local neighborhood and families". It is our belief there is nothing further from the truth as their proposal applies to King's Bay. King's Bay is already a well-planned and established 25 year old community. We fear additional homes will be built encroaching the wetlands, existing households and agriculture. Typical communities are designed to have front yards face front yards with a road running between them, or backyards backing onto backyards. Geranium's proposal is to build houses with backyards facing front yards with a road running between them. It is our belief Geranium's proposal is to construct an additional 44 homes where they do not appropriate.

For all the concerns and potential risks identified above, we implore Council to deny Geranium's request to amend the Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision, files Nos.: D01-2022-003, D05-2022-001 & D06-2022-001.

SURVEY QUESTIONS

Q1 Signatories to a petition waive any expectation of privacy as a result of the petition being created for review by City Co...



Question options

- ☒ I understand and agree.

Mandatory Question (161 response(s))

Question type: Checkbox Question