

Mike and Rene Wilson
124 Southcrest Drive
Seagrave, King's Bay, ON
LOC 1G0

December 12, 2022-12-08

Mayor and Council
c/o Office of the City Clerk
26 Francis Street
P.O. Box 9000
Lindsay, ON K9V 5R8

Re: "Open Letter of Concern and Appeal: Geranium Homes – King's Bay"

Dear Mayor Elmslie,

With great sadness I am compelled to submit this "Open Letter of Concern and Appeal" to Council regarding the current proposal for new development within the King's Bay Community, by Geranium Homes.

The current plan proposes to utilize current vacant land, principally to the west of Southcrest Drive, for the introduction of two new cul de sac municipal roadways, and new homes, in very close proximity to the Nonquon River Watershed, the existing Short Century Farming operation, and in immediate proximity, and creating direct and overwhelming impacts to 24 of the existing homes on the west side of Southcrest Drive.

From the introduction of this proposal in September of last year, although development of some description had been anticipated for years, the collective and individual emotional impacts to the residents of the 24 homes continues to escalate, inducing frustration, anxiety, acute fear, with obvious signs of emotional, mental and physical stress and strain on the residents. This appears to be taking an unimaginable toll within the community. As you are no doubt already aware, the predominance of residents in this area are retired seniors, with an average age in the order of 75 years.

The character of the King's Bay built form has become a comfortable home for all. We have all been preparing ourselves for change, but have always hoped that any change would be ultimately, and thoroughly respectful of the natural environment, the social environment, and the existing "built form" of the King's Bay community.

The current Geranium proposal demonstrates very immediate individual and collective impacts that are weighing very heavily, particularly among the residents on the west side of Southcrest Drive. Although we do have a resident's association, those immediately affected by the proposed development account for a small percentage of the total of 111 homes within King's Bay. As a result, effective representation of this smaller percentage is difficult if not impossible to achieve. There have even been discussions of late regarding the possibility of establishing a "site specific ratepayers association", to represent the comments, concerns, and recommendations of those directly impacted. These discussions continue.

It is critically important to note that as veteran residents of the community, we have always expected, and accepted, that new development could take place, particularly since the City's Official Plan identifies the area as DP3.

However, since the introduction of the Geranium proposal, we have relied extensively on advice and guidance from professional Planners, and Engineers indicating that the current Geranium proposal misses numerous fundamental Planning, Engineering, Economic, and Environmental principles, and will contribute in an imbalanced way to increased greenhouse gas emissions.

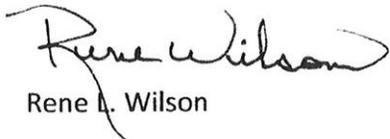
We are constantly reminded that development in the area once used as the 9th Fairway, could provide for a very balanced development option. A draft plan and construction cost estimate have been prepared. The result could be a much improved balance of elements, a significantly reduced impact on the community overall, and individually, and would provide a significantly improved infrastructure system for assumption by the City upon completion. This option would result in reduced "life cycle costing" for the City, in perpetuity. This may be our only opportunity to do the "RIGHT THING", on balance, as our collective legacy.

Since the new Council for the City includes a new Mayor, and a new Ward Councillor for our area, we are hopeful, and would be extremely grateful, if both the Mayor and our new Councillor would be willing to visit our neighbourhood. This would be a good opportunity to hear the expressed views of those immediately affected, even if just to obtain a current gauge of the "state of mind" of this small percentage of the community.

Sincerely,



Michael T. Wilson



Rene L. Wilson