

Subject: Question Period

Hello:

I would like to ask the following question at the June 3rd council meeting:

Knowing that the township has received the draft site plan, and the township continues to work through the application, at what point will the concerns of nearby residents directly affected by this proposed development be addressed? Specifically concerns for water flow, the treatment of waste water, and the impact of light pollution and the safety of higher traffic flow on 15 side road? Is it possible for us to appeal to council in the form of a delegation?

I strongly encourage council to balance economic development with the needs of the environment. Wouldn't it be amazing if this development could be eco/Lead certified like Eve Park in London Ontario. The alpine industry is totally dependent on cold temperatures and snow so it will be adversely impacted by climate change. Seems to me, the developers would be wise to mitigate the environmental impact of any potential project.

Thank you for your attention to the voices of your constituents,

Nicole Hambleton

Subject: Question Period - Proposed Mansfield Ski Club Subdivision

Good Afternoon,

I am a long time resident of the Mansfield Ski area – living on Mountainview rd directly across from the skill hill.

I have multiple concerns that are shared by my neighbors and residents.

- Ground water extraction – many of us already have issues with our well running dry – especially in hot seasons without the addition of 93 additional residences you have planned for the site – how is this being accounted for? Was it taken into consideration?
- Water supply assessment and protection – has this been fully conducted and what is your plan to assure existing residences they will have ample, clean water supply?
- Flow of contaminants from the parking lot into our properties – sewage and water drainage
- Long term viability of a ‘ski village’ - the timing seems very odd given the increased variability in seasonality challenges and decline in SKI days – the value and attraction to such homes will most likely decline – how can we be guaranteed that these homes will not end up being short-term rentals – “airBnB” type?
- This proposal is not aligned with rural character that we have enjoyed and chose as our place of residence in Mulmur

Thank You

Sheri Spinks

Subject: Question Period - Mansfield Ski Club Development Proposal

Hello,

I am writing in regards to the proposed commercial development at the Mansfield Ski Club.

My family lives at #2 Mountainview road which is directly across from the proposed commercial development.

Our first concern, is the light, noise and dust pollution that a development of this kind will bring – not just in the construction phase, but also in the long term operational phase as well.

Some of the fundamental reasons why we live here, are the peaceful surroundings, clear star lit skies, and the quiet experience of nature – this development will change all that.

Question #1: in the studies and surveys conducted (and future ones), how will the development impact noise, light and dust pollution on the surrounding area?

Our second concern has been the process. If I am reading the approvals correctly on your website, the initial proposal was sent out to residents in the area in 2016 for comment. In late 2019 the current proposal was tentatively approved.

Question #2: Is the proposal that was approved last fall the exact same proposal that was sent out for residents comment in 2016? Are there any changes to the initial proposal (bigger parking lot, more buildings, etc) that the residents in 2016 were not given the opportunity to comment on?

Thank you for your time,

Lance MacLean

Subject: Meeting on Wednesday for Mansfield Ski club

What guarantee has been set up with both the municipality and the subdivision that if it affects the subdivisions in area within 2000 m. from the well site? Can they prove that our water levels will not decrease in any way? If it does will they provide water at no charge?

Neetan Sapra

Subject: Question Period for June 3rd, 2020

Dear Council,

Consistently, through surveys and other town halls, Mulmur citizens have indicated that they highly value and want to preserve our rural character and natural heritage. In fact, most Council members ran as advocates for this as part of their platforms in the previous election. And yet, the Mulmur Township website now posts documents for a plethora of planning items that are inconsistent with that view: applications for subdivisions and condominiums; for severances; for zoning amendments; and amendments to the Township Official Plan. I think that these documents do nothing but encourage large-scale developments to which the majority of constituents are opposed.

As was stated by the previous Planner and Mayor, Mulmur consistently meets its growth quota with the individual houses that are being built on already existing lots. Why are we encouraging large-scale developments and amendments to our Township's Official Plan? What is the purpose of an Official Plan if we are advertising on our website that the Plan may be circumvented, and that we are open for developments that are not compatible with our vision of rural character?

Mulmur Township has accepted an application from the Mansfield Ski Club for a subdivision that in no way meets the standards of a rural subdivision (i.e. large lots). Stacked townhouses and lofts above commercial units are urban in character. In previous years, Mulmur Township clarified that the only subdivision that would be encouraged would be in the area of the current Mansfield hamlet in order to support residents in that community with the cost of their water system. If a development on the scale of the proposed Mansfield Ski Club plan were necessary for the Township, it should at least be located in the existing hamlet of Mansfield (or another existing hamlet) to contribute to their infrastructure costs, and not to exacerbate sprawl. Perhaps even fulfil a need in the community like senior housing, to allow our seniors to stay in the community.

If we were to allow the Mansfield Ski Club development, what would prohibit any (or every) owner of a property of reasonable size to request zoning amendments to build similar townhome/condominium developments? Can Council please come up with a concrete definition of what type of development is consistent with rural character and natural heritage, confirm it transparently with its constituents, and communicate this to the Planner, so that we may have a Planning website that is consistent with this vision?

Sincerely,

Lisa Swinton

> On Jun 1, 2020, at 7:48 PM, Sasha Kutuzyan < wrote:

>

>

> We are submitting the following questions for the question period of the Council meeting on June 3, 2020.

>

> Has the NVCA been consulted regarding the proposed development, as the Mountainview Road ditch system and the Pine River is within its watershed boundary/jurisdiction?

>

> Could you please clarify which of the phases of the development we are now at? It appears based on the plan on the Ski Club site that at least one residence has already been built.

>

> Will the treatment of the parking lot runoff eliminate tire dust (plastic pollution is known to remain in and not pass through human bodies), diesel and engine oil and windshield wiper fluid from the storm water that will traverse through the residential ditch system in Mountainview Road?

>

> Will the treatment of the sewage take out antibiotics and hormones from estrogen therapy/birth control pills? If not, will it not affect the fish and other organisms in the Pine River system?

>

> Is it possible that the treated sewage mixed with storm water penetrate into the groundwater from which residents extract well water, either in the Mountainview residential area or further downstream through the Pine River system?

>

> Has the stormwater/effluent holding facility been designed with the predictions of an increase in sudden, heavy downpours due to climate change in mind?

>

> What is the anticipated volume of storm water and effluent of 91 residential units that will be added to the already overwhelmed "dry pond/basin" at 33 Mountainview Road (for which there is no easement or physical definition)?

>

> Well water is a serious concern for our community. Is the water supply that the ski hill plans to make use of tapping into the same groundwater source as the Mountainview Road community? If so, does the Township carry responsibility if the proposed development causes residents' wells to dry up?

>

> Are there any regulations that prohibit short-term rentals (e.g. Airbnb) of the proposed loft and stacked townhome units? If so, what are they?

>

> What responsibility would the Township bear for garbage and snow removal if the Mansfield Ski Club were to become insolvent in the future?

>

> Sincerely,

> The Swinton-Kutuzyan family

>

On Jun 1, 2020, at 1:38 PM, Kay Sayer < > wrote:

>

> I was told that I had to write Question period in order for any of my questions to be addressed at the meeting.

Question

> 1) We would like to address the smell.

> We know that treated water still will omit smell. The Humber river is prof of this. The run off Travels through the back of our properties on Mountainview and settles in the middle. How are supposed to deal with that. How are we to enjoy sitting outside on beautiful summer days ?? I'd like the people building this to answer. If it was their homes and how they would feel.

>

> And the affect of our property values.

>

> What experts have been hired to tell us. ?

>

> Who is going to fix that problem when it occurs ??

>

> THATS A BIG ISSUE!!!!

>

> 2). No one knows about this. Just today alone I talked to to residents of the pine river and they have no idea this is happening they have never received any information about this.

>

> AS THE NEIGHBOURS OF MOUNTAINVIEW. No one knows.

> Do I need to go door to door get you numbers ? Why wasn't anyone told. This is huge problem. You have said Mountainview was in the mailing list. I'd like to see the invoice for the stamps. We need prof. Because we don't know .

>

> 3). Protected wildlife in O'Donnells field . We know it's there. We would like you to get nottawasaga conservation to inspect it. As we are all afraid of trespassing.

> Our advid bird watching neighbour has seen the meadowlark in that field many times. The bobolink was last seen a few years ago. There could very well be many species on the Ontario protected list in that field.

>

> We want a serious enquire put in place for the meadowlark. And other Ontario species.

>

> 4). Permanent and none permanent residence. For the new people purchasing the 93 town homes will they all be permanent residence. Will it ever be rented out for an Airbnb during the summer ??

>

> 5) TRAFFIC

>

- > With a newfound traffic that will be happening on the 15th side road we really hope that they'll be proper traffic lights placed at airport and 15 Side Rd. because it's already one of the most dangerous intersections many of us have experienced near deaths trying to turn coming mi down airport.
- > As well as trying to turn right into airport and head on Collisions with people trying to pass coming down the hill. It seems extremely problematic for the future.
- >
- > What has been set up for the future? What traffic has assignments have been done?
- >
- > The speed also needs to be adjusted on the 15th. It's no longer safe to ride a bike or walk your dog. The cars FLY out of that parking lot.
- >
- > 6). Keeping Mulmur rural .
- >
- > We all want to maintain a country setting. The noise pollution of building a) how long will building be. The sound of construction is horrible. And also the excess noise of extra cars in general from 93 extra homes in such a tiny space b) light pollution. Two closest houses to the 15th specifically are concern about street lights. No one wants extra street lights shining in or near their homes.
- >
- > 7). Is moving forward during a pandemic a wise move . Are these homes going to sit vacant for years and run property values down.
- >
- > Is there a demand for secondary homes during and after a pandemic?
- >
- > How will this affect our property values. What expert has been hired to do And assessment of that?
- >
- > 7 part 2. The stores ? Will the stores fronts be open all year ? Is there a demand for these stores. How will the stores relate to the 93 homes permanent or non permanent.
- >
- > What will be offered in these stores ? Again will they be vacant ? If not used will they be turned into something else that the permits didn't ask in the first place?
- >
- > Is there going to be bars and night life ?
- >
- >
- > 8). You have water experts . So it seems you have an answer all the time. I worked there for two seasons. Water was always an issue. and they run out often . How are they going to be supplying for the new 93 families? And stores ? And how can there be a guarantee that it's not going to weaken our already weak water supplies? When the hill was already experiencing water issues.
- >
- > It will affect us .. please don't tell us it won't
- >
- > When we run into more problems and other neighbours get water trucks to deliver. Is the ski hill going to help ? Held responsible in anyway? Or will it just be easy to say it's not their issue? They had an expert look into the crystal ball of the future and the expert person (all humans make mistakes) says there's no future possibilities. We are just going to have even more empty wells and just have to deal with it? It's just you get what you get and we aren't allowed to get upset?
- > Houses that have water shortages do we have to then pay to find out why? Or prove ?
- >

>

> THIS IS A PROBLEM.. IT NEEDS TO HAVE AN ANSWER FOR THE FUTURE.

> Future Water problems. Who's responsible?? How and who will fix it??

>

>

>

>

>

> My final question. For each to answer on the board. Would you like to be in our shoes ? How would you all feel having no idea that this was being built ? Would you want this happening and affecting your homes ? The water tables that we have already in place.

> Do you all feel that this seems fair ? Would any of you want to live at 33 Mountainview where the majority of the Treated sewage will pool? Would the person building it want to?