

Elisha Hewgill

Subject: FW: Wilder Lake Development Proposal Response - Runyon Family
Attachments: Runyon Family Letter to Township Wilder Lake.docx; Gauchi Holliday Signatures Runyon.jpeg; Leva Family Signature.jpeg

From: Tori Runyon [REDACTED] >
Sent: April 9, 2020 10:03 AM
To: randy.scherzer@grey.ca; Clinton Stredwick <cstredwick@southgate.ca>
Subject: Wilder Lake Development Proposal Response - Runyon Family

Good morning Mr. Stredwick and Mr. Scherzer,

Please see our family's attached response to the Wilder Lake Development Proposal, as well as the signatures of neighbours that wish to attach their support to this letter.

We hope this email finds you safe and healthy.

Thank you for your consideration of our concerns,

Tori and Ted Runyon

Kids - Joey (5) and Damien (12)

Clinton Stredwick, Municipal Planner

Township of Southgate
185667 Grey Road 9
Dundalk, Ont
N0C 1B0

Randy Scherzer (Grey County Planner)

County of Grey Planning
Department 595 9th Avenue East
Owen Sound, Ontario
N4K 3E3

Re: Planning Application C1-20 H Bye Construction – Wilder Lake Subdivision

As property owners on the shore of Wilder Lake, and as lifelong community members, our family would like to register our opposition to the zoning by-law amendment application as proposed, and request that it be denied.

Our neighbours have submitted well thought, up to date and evidenced based reasons why the current submission should not be accepted. Rather than reprinting the details, we will state that we share the deep concerns regarding:

- Absence of Lake Carrying Capacity Study
- Lack of proper analysis of the increased algae growth and runoff into the lake
- Eerie resemblance of Wilder Lake's projected path to comparable local lakes (Rosalind, Marl, Simcoe, etc.) that have run into severe lake health problems, which spirals into a web of other troubles financially and socially within the community
- Ambiguity surrounding lakebed ownership
- Why are special allowances already being requested regarding lot sizing in the proposal?
- The health of Wilder lake and the long- term consequences of this proposal compared to the short term perceived 'gains'

We would like to add our additional concerns, questions and comments below:

- **A Lake Carrying Capacity Study must be completed at the bare minimum.** The disregard of the significant increase in algal growth in the lake over the past few years and the lack of any specific study of Wilder Lake itself (e.g. Lake Carrying Capacity study) does not represent good will towards the lake itself, nor toward the development of our

inland lakes in a sustainable manner. Examination of Wilder Lake's health and capacity should be the cornerstone for making lake management decisions and achieving the necessary balance between health of the aquatic system and development in a watershed.

- How would increased **boat traffic/by laws** be handled moving forward with such a large increase in population on the lakefront? This is a very small, shallow lake that can not support ANY increase in boat traffic without certain increase in accidents, introduction of new organisms, and spillage/pollution in the lake.
- **Future, unforeseen, and inadvertent changes will continue** beyond this proposed lakeside development. As one of several potential examples, how will possible future expansion to the Southgate Waste Management site just down the road to accept Hanover's Organic waste further impact this part of the community paired with this proposed development (e.g. increase in seagulls/pests, increased landfill leachate into the groundwater, increased traffic, etc.)
- With many unknowns regarding **climate and environmental change in our future**, much that is out of our control, we should be building resiliency into this part of the community, and the capacity to maintain our natural features, **not building more risk into the scenario.**
- Development should be planned in areas that are equipped to handle it, and in areas where it is anticipated by the community (e.g. established towns).
- Planning should reflect the **values and priorities** of the community. We do not believe adding a dense collection of mid to high end housing in an area that risks the health of Southgate's lake aligns with our community's priorities, nor fits the need for affordable housing in the community.
- Do the township's current policies effectively address the true, up to date standards required for inland lake shoreline development?

Overall

If we are not careful, and we ruin what our area is fortunate enough to already have, we will have lost something that we can never get back. If we look beyond our own township and around the world, the communities that embrace their environmental uniqueness and preserve their water features instead of **trying to fit into a prescribed model of economic success through quick development** are the ones that have the happiest, healthiest and successful communities.

To add significantly more people in a concentrated area, close to a spring fed lake, which is already close to the local dump, would be devastating to the land over time. Exponentially more sewage, disruption of significant shoreline habitat in the water shallows, significantly more salt in the water and environment from maintaining new roads close to the lake, the slashing of trees and foliage, and therefore roots systems to block the drainage of run off into the lake, increased garbage, noise, increased strain on the water table, all spells out an all too

familiar theme that persists in small rural areas: gentrification and the irreversible destruction of our local environment.

Gentrification efforts that change the character of rural areas continue to ruin the environment for locals and visitors. Developing our rural areas is exactly what we should NOT be doing. Especially around our waterways, wetlands and natural sites. Unblemished and unpolluted nature is exactly what we have that many areas do not – we must embrace this if we are to be successful where other small towns and townships have failed in their narrowed view on how success is achieved. **Development should be kept to areas in the township that are already developed and have the infrastructure in place to expand upon properly without devastating the rapidly deteriorating number of natural spaces we have left.**

Wilder Lake is a type vanishing resource in the world, whose value to the township will increase by virtue of it being untarnished by a residential development. Agriculture and Recreation and Tourism are this township's strengths. This particular piece of Southgate simply does not, and should not, lend itself to this level of residential development being proposed. Planning should be done to ensure this valuable resource is here for **future generations to enjoy**. Our fast-paced world of wanting fast results, misses the boat on what is truly to be valued, and loses sight on what will be lost and irretrievable for the sake of a perceived means of tax revenue (that could be garnered in several other ways if planning concentrated on projects that suited our community's needs, geography, and capacity).

The proposed changes WILL bring permanent damage to the character and physical environment of Wilder Lake and its residents. It is not a matter of if, only when, if this proposed plan is allowed. **It is simply too many houses, in too small an area, too close to Wilder Lake.** Rather than push a development proposal through that ignores existing case studies which serve as clear warnings, please prioritize the calls from the community members to preserve what the vast majority of communities globally could only hope to have the option of preserving.

I'm a mom and a teacher. I want my children and my students to see my local government choose to **support the facts of the land**. I want my children and my students to see that actions speak louder than the endless empty words of support for the environment. I want my children and my students to grow and learn in a healthy, sustainable community for generations to come. I want my children and students, and future generations here, to grow up experiencing the very real benefits of maintaining natural features like Wilder Lake in their community, with their local leaders leading the way.

I hope that it is recognized that this urban model of development simply doesn't fit the delicately balanced natural habitat of Wilder Lake and is a severe step backwards in thinking about what true progress looks like for this part of our township.

At the very least, on the basis that a current analysis of Wilder Lake's current health and its ability to absorb the impact of shoreline development has not been submitted with this application, we request that application be rejected. Thank you for taking our concerns into consideration.

The Runyon Family

I/We, the undersigned, have read the letter from Tori and Ted Runyon to Clinton Stredwick, Municipal Planner, Township of Southgate and support their opposition to application for zoning by law amendment C1-20 (H.Bye Construction – Wilder Lake Subdivision) as proposed.

[Redacted Signature]

(Signature)

Date March 31, 2020

Jason Gauci

(Printed Name)

[Redacted Address]

(Address)

[Redacted City, Town]

(City, Town)

[Redacted Signature]

(Signature)

Date March 31, 2020

Leah Holliday

(Printed Name)

[Redacted Address]

(Address)

[Redacted City, Town]

(City, Town)

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(Signature)

Date March 31 2020

Andrew Leva

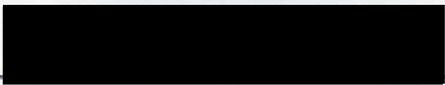
(Printed Name)



(Address)



(City, Town)



(Signature)

Date March 31 2020

Brittany Leva

(Printed Name)



(Address)



(City, Town)