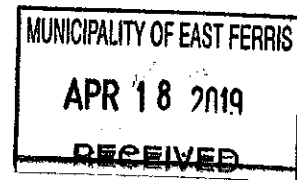


April 18, 2019

Township of East Ferris  
390 Hwy 94, Corbeil, ON. P0H 1K0



Attention: Township of East Ferris Mayor and Council

RE: One Mile Road Upgrade and Services

Dear Council,

I am writing to you on behalf of our road association, to identify our concerns with the proposal currently before council, regarding a new subdivision plan, which includes development on One Mile Road.

**Background:**

In 1974, an agreement was made between the surrounding landowner, Doug Saunders, and the property owners of the nearby cottages situated between his property and Trout Lake. The agreement was to build a new access road for these owners, along the north-eastern boundary of Mr. Saunders's property. This new road was built to replace an old existing roadway, located in the area around the current address of 90 Macpherson Drive, which no-longer provided access for the cottage owners. This new road was named and is known today as One Mile Road.

Henry Van Dusseldorp (Henry's Excavating), whose family still owns property on the road, subsequently built the 2,900 (+/-) foot portion of this new roadway, from its current access point which is now just past 143 Macpherson Drive. This work included clearing the bush, excavating the right of way and the placing of granular materials for the whole of this new road. This work also included the installation of three (3) culverts and the necessary ditching for drainage, along the roadway. In discussions with Mr. Van Dusseldorp, it was stated that the completed work was performed with the intention of the new road being built to match the municipal standards of the day.

**Recently:**

Since that time, as people purchased property to build homes and existing cottages were rebuilt into permanent homes, the fourteen (14) property owners on One Mile Road have continued to maintain and upgrade the entire roadway, which spans the past 45 years.

In 2011, the residents conducted a major maintenance effort by excavating ditches, re-grading the entire roadway, adding 3 additional culverts to enhance proper drainage and by placing new Granular A material all along the roadway. We have continued to add additional Granular A on a yearly basis, to keep this road up to a useable standard. This is done to ensure proper, unrestricted passage for the residents and very importantly, for required service vehicles,

cc: Greg &  
Antoine

including Hydro One and both East Ferris Township Fire Department and Emergency Medical Services.

In 2016-17, the road ownership was transferred from Lynn Johnston to the Township of East Ferris. This was done without any consultation with or information provided to the residents. There has never been any explanation provided to us about this transfer and how this negotiation/transaction transpired.

**Future:**

We were advised, at the Public Meetings in November 2018 and again in March 2019, that the new 25-lot subdivision proposed by Marcel Degagne Carpentry includes six (6) new houses which will be built-on and will have driveway access and use of One Mile Road. We were informed, based on the developer's proposal and comments at these meetings, that these new homes on One Mile Road will receive regular, required road maintenance and full, seasonal snow-plow service, *but* only up to or just past the last new driveway. They also will receive garbage pick-up at each owner's driveway, along with mail service right to the resident's property.

In addition, the developer's proposal indicates that he will upgrade the first section of One Mile Road, *but* only up to or just past the last new driveway. This upgrade includes bringing that portion of the road up to municipal standards and to also create a turn-around for maintenance vehicles, *again*, only up to or just past the last new driveway.

**Today:**

The current subdivision proposal now before East Ferris council includes an upgrade to One Mile Road. A substantial portion of the labour and materials required in bringing the existing section of the road up to municipal standard, is already in-place and was provided by and paid-for by previous and current property owners of One Mile Road. We conservatively estimate those costs well-above \$75,000.

We have not received any benefit from the township, in the form of services, before or since the road was transferred. We continue to pay for snow-plow service for all of One Mile Road, we must take our garbage to Macpherson Drive, for pick-up, and go there to receive our mail.

**Concerns:**

We are being informed that the six (6) new residents will receive a brand new, paved road.

We are being informed that the six (6) new residents will receive all the available services, with most, if not all those services being delivered right to their driveway/doorstep.

We are a group of fourteen (14) established, long-term taxpayers who have a considerable amount of equity invested in East Ferris Township, both in One Mile Road itself and again as resident taxpayers. We pay premium tax assessments for our properties, for which we pay approx. \$60,000 annually in support of East Ferris Township.

At this point, we feel that the township has not and does not recognize both our past and ongoing investment in the Township of East Ferris. The differences in the services our new neighbours will receive and the indication that they will also be delivered to them on a brand new, paved road, of which that section of One Mile Road has been paid-for and maintained by us, is confusing, concerning, frustrating, and has created a certain level of resentment, at this point. We hope you can appreciate our concerns and understand that we find the current situation unacceptable.

**Reaching a Solution:**

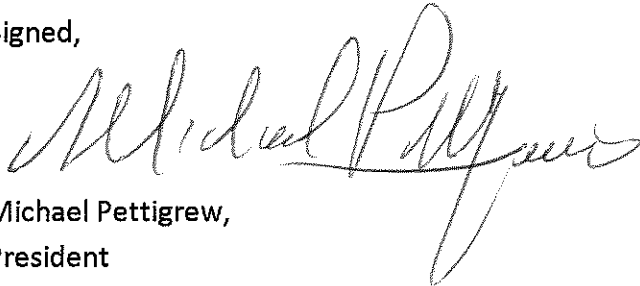
The home owners on One Mile Road formally request that council consider our contribution and commitment to the township of East Ferris and to the construction and improvements we have made to One Mile Road. We propose that the township include, at the same time of the proposed road upgrade, the same or similar improvements to all of One Mile Road and the delivery of services to the existing residences on One Mile Road as will be delivered to proposed new residences.

The current property owners on One Mile Road are proposing that the Township of East Ferris council file the following motion, to begin the process of addressing the concerns and inequities we have identified above.

*Motion: Move that staff at East Ferris be directed to provide a report to both council and the current owners of One Mile Road of what work is required to upgrade all of One Mile Road and to also deliver the same/similar services for existing One Mile Road property owners, as are currently proposed for delivery to the new residences to be built on One Mile Road.*

On behalf of the members of One Mile Road association

Signed,

A handwritten signature in cursive script, appearing to read "Michael Pettigrew". The signature is written in dark ink and is positioned above the printed name and title.

Michael Pettigrew,  
President