Jean-Noel Candau
[redacted]

April 6th 2025

To: Planning Division
City of Sault Ste Marie

Object: Opposition to Proposed Residential Development 0 Chippewa Street (A-2-25-Z 57T)

Dear Members of the City Planning Division,

I am writing to formally express my opposition to the proposed residential development project located at 0 Chippewa Street (Application No.: A-2-25-Z 57T). While I understand the need for thoughtful growth and housing in our community, I have serious concerns regarding the developer's lack of experience in undertaking projects of this nature and scale.

At the public meeting I attended at the Northern Community Centre on December 21st 2023, Mr. Harjinder Kang, the developer owner of Mamta Homes, presented a series of computer-generated pictures of houses and residential developments that was there to suggest that he is an experienced builder. At this meeting, I personally asked Mr. Kang about his experience as a developer, how many homes he has already effectively built and what was the size of the biggest development he had completed at the time. After some back and forth, he reluctantly admitted that his company has never developed a project even close to the size of the proposal and his experience is limited to the construction of only a handful of single-detached homes.

The success of any residential development depends greatly on the expertise and track record of the developer. In this case, the developer has no verifiable history of completing similar projects, raising valid concerns about their ability to manage the complexities of planning, construction, environmental compliance, and long-term maintenance.

Approving this project without sufficient evidence of the developer's capability puts our community at risk of enduring substandard construction, delays, safety issues, and potentially incomplete or abandoned development. We have seen in our own city and other municipalities how inexperienced developers have left neighborhoods with unfinished infrastructure and unresolved environmental impacts—issues that ultimately become the burden of the city and its residents.

I urge the Planning Division to consider these risks seriously. At the very least, a more thorough vetting process should be conducted to assess the developer's qualifications, financial backing,

and detailed plans for ensuring quality standards are met. A decision of this magnitude should not be made without a clear demonstration of competence and accountability.

Thank you for your time and for considering the voices of community members who care deeply about responsible development.

Sincerely,
Jean-Noel Candau