

Clearview Township,
Rossalyn Workman,
Community Planner
Gideon Street
Stayner, Ontario
L0M 1S0

July 14, 2018

We have just received the Notice of Compete Application and would like to let our concerns be known to you re the Application for building on Simcoe Street. Known as Concession 2Pt Lot 25 and RP 51R40729 part 2 (Roll No.432902000110000).

Looking at the plans we see that the design is a Cul de sac, one entrance in and out of the development. According to plans there is to be 31 residences. That means that there will be at least 31 extra vehicles coming and going on to a residential street. Louisa Street takes a 90 degree right turn into Simcoe Street. As it stands that turn is quite an angle and I assume that the road into the development would be a continuation of Simcoe Street. This would also increase vehicular traffic on Louisa Street, Simcoe and McCrae to an unacceptable increase of traffic on our residential road.

The Lot, under discussion is right in the middle of the most sought out area of single dwelling homes in Stayner. We feel that the plan is inappropriate for this area. From our understanding the developer was supposed to be building homes for seniors. What would be the demographics that the developer is now targeting, and also are these townhouses for sale or will they be rentals? This makes a big difference on the demographics.

We feel, as homeowners, and have just bought in the area, that our house and our neighbours' homes may decrease in value due to this development being built. We have no objections to development but a three story townhouse development just does not belong in this residential area. You might say that we knew about this sale when we bought, we did a lot of homework, but were under the understanding, along with other property owners, that there was to be a seniors complex built, which Stayner badly needs.

We understand that block 7 is to be an Amenity Block. Now we all know that means garbage and recycling bin area. This would be facing and backing onto residential homes. In our case, it would face all my side windows, and due to the fact that our home cannot be air conditioned, our windows would be open and we may have to deal with the consequences of any odours, or looking out at an unsightly dump. The

pick-up of the waste would probably be not our regular garbage pickup, but a private company with a huge truck to empty the bins, meaning there will be another day where this residential area will have to deal with garbage trucks. Whoever is the contractor will now have to stop on Louisa and back in and pick up and dump the large bins, as they will be unable to enter the complex due to the design.

There seems to be a common area in the middle of the complex, encircled by the road. Depending upon what this area is, it looks very unsafe. The common area looks like it includes 10 visitor parking spots and 1 handicap spot. It also includes 1 area at each end that apparently is for snow storage.... So that probably means that a private company will be doing snow removal meaning more trucks in this residential area.

We assume that the residences will be very nice and eye catching, but this type of development does not belong in a single dwelling residential area.

Therefore, we request that the zoning bylaw amendment not be enacted **in** order for this development to be built as the existing plans state, as we feel it is not in the best interest of the area residents.

Please advise us of any meetings, whether public or not, or any situations affecting this development.

Sincerely

David March

Laura Bradey

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