

Rossalyn Workman

From: sprosser000 sprosser000 <sprosser000@sympatico.ca>
Sent: July-31-17 9:14 AM
To: Rossalyn Workman
Subject: Draft Plan of Subdivision and Zoning By-Law Amendment Project:2017-029

Attention: Rosalyn Workman, Community Planner Corporation of the Township of Clearview

My name is Debbie Murray Prosser and I am writing to appeal Project No.2017-029, Draft Plan of Subdivision and Zoning By-Law Amendment.

I am not in favour of the amendment application to amend the zoning on the subject lands. The subject lands should stay as "Residential Multiple Low Density " and NOT be changed to Residential Medium Density. I am appealing the application to allow semi detached dwellings and townhouses up to six units.

I have many concerns about the proposed development, listed below:

Density Issues

There will be an extreme increase vehicle traffic on McRae Drive, Simcoe Street and Louisa Street. There is already an existing traffic safety , volume issue on these streets. Too many cars, trucks already are not stopping at stop signs, there are no pedestrian walkways. If there are 31 units built that is an increase of possible 62 more vehicles with only one entry in/out, that flows onto residential driveways.

Increasing the density means, more traffiic noise, more pet noise, more personal noise and increased traffic fumes. Snow removal in such a small space , when there is already an existing snow removal issue at the end of Loise and Simcoe. Where will all this snow go???

Building Issues

The height of the proposed townhouses are not acceptable. No one wants to visibly see/stare at a 38 foot brick wall without greenspace in between or worse a parking lot with bright street lights. These buildings will block natural sunlight. The proposed development does not asthecicity fit within the existing neighbourhood areas. Questions??? Will there be fences built for privacy? Will there be trees planted? What about increased expenses for existing residents for privacy blinds? Trees? Fencing?

Construction noise and Construction traffic will be overwhelming for existing residents. Clear cutting of the forest on proposed lands is a concern, this destroys green space that has existed for over 100 years.

The proposed buildings are close to property lines , established trees on existing residents properties are sensitive to damage of root lines, tree line should be protected to keep existing residents backyards private . Replacing 100 years old trees is extremely expensive.

Environmental Issues

The proposed forest land to be developed is a living nesting area for various birds, owls, bats,rabbits,deer,chipmunks,squirrels, snakes even possum. The trees that exist there are important value to our environment. The trees are aesthetically pleasing to our environment living space. These trees increase quality of life by bringing natural elements and wildlife habitats into urban settings. The existing surrounding neighbourhoods are home to very old trees.

These trees contribute to the environment by providing oxygen, improving air quality , conserving water, preserving soil and supporting wildlife. Trees, shrubs, and turf also filter air by removing dust and absorbing other pollutants like carbon monoxide. Trees are essential to the Eco system in which they reside. Trees absorb and store rain water to reduce run off after storms.

Cooling costs are reduced in a tree shaded home and heating costs lowered when trees serve as a wind break. Trees block things, trees mask concrete walls, parking lots and unsightly views. Trees muffle sound from nearby streets and

highways. Trees are an eye-soothing canopy of green. Trees absorb dusty and reduce glare. It is necessary to leave living existing green space between homes and property lines.

In conclusion, I am submitting this appeal - asking that the Zoning stay as Residential multiple low density, I ask to be informed by email and in writing about all meetings regarding this proposal,

Signed, Debbie Murray-Prosser
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