

Rossalyn Workman

From: Mara Burton
Sent: September-26-17 9:50 AM
To: sprosser000 sprosser000
Cc: Rossalyn Workman
Subject: RE: Re: Draft Plan of Subdivision and Zoning By-Law Amendment Project:2017-029

Dear Debbie:

Thank-you for your comments. I have forwarded them to Rossalyn the Planner working on the file. They will form part of the public record. All public comments will be taken into consideration upon review of the application.

Best regards,

Mara Burton BAA, MCIP, RPP
Director of Community Services
Clearview Township
217 Gideon Street,
Stayner, ON L0M 1S0
705-428-6230 Ext 264

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-----Original Message-----

From: sprosser000 sprosser000 [mailto:sprosser000@sympatico.ca]
Sent: Tuesday, September 26, 2017 9:32 AM
To: Mara Burton <mburton@clearview.ca>
Subject: Fwd: Re: Draft Plan of Subdivision and Zoning By-Law Amendment Project:2017-029

Please see below email, thank you

> ----- Original Message -----
> From: sprosser000 sprosser000 <sprosser000@sympatico.ca>
> To: Rossalyn Workman <rworkman@clearview.ca>
> Date: at
> Subject: Re: Draft Plan of Subdivision and Zoning By-Law Amendment
> Project:2017-029

>

>

>

> > ----- Original Message -----

> > From: sprosser000 sprosser000 <sprosser000@sympatico.ca>
> > Date: July 31, 2017 at 9:14 AM
> >
> >
> > 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 traffic 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 Louise 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 aesthetically 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
>> 214 McRae Drive, Box 669
>> Stayner, ON, L0M 1S0

[Clearview Township]<<http://www.clearview.ca>>

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