

February 21, 2007

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We the undersigned are not in favor of the proposed amendment to the zoning by-law No. 160-2004, Section 34 of the Planning Act, RSO 1990 specifically, at property described as CON 4J Pt. LOC IT DES 23R 8863; Parts 1 to 8 and KR 1975 Pt. 1; REM PCL 5054, by re-zoning from RR – Rural Residential to I – Institutional,

The majority of properties in the area are zoned rural residential and we enjoy the lifestyle this zoning allows. We do not want the zoning changed for the following reasons:

1) Concerns about the current infrastructure:

a) The road currently conforms to rural standards. It is an abandoned CPR rail line. Therefore it is narrow, and has no shoulders, with steep drop-offs on both sides of the road, and several rock cuts. Obvious safety concerns already exist for this road. There has already been a SIGNIFICANT increase in traffic on the Gould and Transmitter Roads due to people using it as a shortcut to avoid downtown traffic, and as a route to the Weyerhaeuser facility. Increasing traffic even more would further exacerbate the problem.

b) There is a curved portion of the road through a rock cut. The entrance and exit to the proposed parking lot for the proposed building will be immediately after the rock cut. Due to the curve of the road and the rock cut, this is a blind corner. Further, there is a residential driveway directly across this narrow road from the entrance/exit to the parking lot. In fact, all accesses to residents' homes on Gould Road could be considered blind accesses. Increasing traffic on the Gould Road would raise the potential for serious accidents to an unacceptable level.

c) The road is currently in poor condition and has been for many years. Portions of it are paved; however, the majority of it is "hard-pack". This road is plagued with numerous potholes and significant heaves. Increasing traffic on the road would lead to even further deterioration.

d) The Gould Road is a rural road that is used extensively by people who walk, jog, bike, horseback ride and snow machine. In fact, a marked snowmachine trail crosses Gould Road. There are no sidewalks, shoulders or lights. Increasing traffic on the road would present an increased danger to those who use the road.

e) The intersection of Railway Street and Gould Road is poorly designed. Increasing traffic would make this intersection even more dangerous than it currently is.

2) Environmental concerns:

- a) The surrounding lake environment would be stressed to support an additional septic field. In a previous application, Henry Herbacz was denied subdivision of his property because the lake was at its limit in terms of leeching.
 - b) As the lot in question is mainly bedrock, blasting may be required for construction of the proposed building. Blasting could have a major impact on existing residents' homes by affecting the existing well systems and foundations of these homes.
 - c) The proposed plan has a 30-space parking lot. Contaminants from the vehicles (eg. oil, anti-freeze, gas, salt, etc.) will make their way into the runoff from this parking lot; therefore causing increased strain on the environment as THERE ARE NO DRAINAGE DITCHES ON THE GOULD ROAD. Secondly, there is an existing culvert under the road that drains DIRECTLY into the yard of Karen Moncrief and Clarence Larson. The increased runoff from the parking lot will make its way to this culvert and into their yard, causing erosion down the entire length of their property and dispersing pollutants into their yard, further eroding the existing soil, and possibly contaminating their well. As well, the runoff containing these contaminants will drain into Laurenson's Lake.
 - d) The property owned by Margaret Parkes is zoned residential – protected. The wetland north of the residential home is a protected wetland. As well, there is over 6 acres of protected wetland owned by Aline and Robert Shaw at the east end of Laurenson Lake. Due to possible changes to the water table, increased pollutants in runoff etc. these wetlands would be threatened.
- We strongly encourage the Planning Committee, Mayor and Council to visit the parcel of land in question to better assist in determining the unsuitability of amending the zoning of this parcel of land to Institutional for the proposed development.

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PHONE #	ADDRESS	SIGNATURE	NAME
548-2180	342 Transmitter Rd. Karna	<i>[Signature]</i>	JOHN LOVES
548-5601	275 Transmitter Rd. Karna	<i>[Signature]</i>	CARYL MILLER
548-5601	246 Transmitter	<i>[Signature]</i>	Chino Segimil
548-5601	246 Transmitter	<i>[Signature]</i>	Stella Segimil
548-4601	222 Transmitter Rd	<i>[Signature]</i>	Stephanie Simran
548-4601	222 Transmitter Rd	<i>[Signature]</i>	TEJESH SIMRAN
461-7957	232 Transmitter Rd	<i>[Signature]</i>	Paul Sims
548-4601	232 Transmitter Rd	<i>[Signature]</i>	Paul Simran Sr
548-8063	186 Transmitter Rd	<i>[Signature]</i>	Tom Mac Lemay
548-8063	186 Transmitter Rd	<i>[Signature]</i>	Gene Lemay
548-7574	194 Transmitter	<i>[Signature]</i>	Kevin Dedyky
548-7574	194 Transmitter	<i>[Signature]</i>	Jason Brown
468-9777	#7 Sunset Bay	<i>[Signature]</i>	Moet Dorian
468-5258	110 Sunset Bay	<i>[Signature]</i>	Pat Shoultz
548-3222	163 Gould Rd	<i>[Signature]</i>	Henry Babbs
548-3222	163 Gould Rd	<i>[Signature]</i>	Ellen Mustamaki
548-2184	396 Transmitter	<i>[Signature]</i>	Van Richards
548-4216	161 Gould Rd	<i>[Signature]</i>	Ben Walker

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