

Hi! I'm Brenda Jack and I own the abutting property to the east of the property up for rezoning, also known as McMillan & Jack Funeral Home which on the applications is referred to Environmental Protection Land.

The new lot lines have already moved over to the east side and to west side of the property so in fact Yes, I have lost property over this as did Mrs. Langdon! Yes, that entire row of mature trees once on our property LINE is no longer ours and will no doubt be hacked down when this development begins!

The new property line is already dangerously close to our driveway, and we are concerned as to whether when the digging starts it will cause driveway damage, or damage to the foundation of the house.

We have already had issues with the lack of property cleanup and with trucks cutting through our property to get into their vacant lot. The property is in constant need of lawn cutting and cleanup. One of the large trees is totally dead, and in danger of falling on our porch and our power lines.

The hole where the original house was removed is still wide open and never has had a security fence erected around it, which I think is against Southgate's bylaws.

The rezoning application presented asks if the subject land has ever been the subject of a Zoning By-Law Amendment? The applicants' answer was "Unknown". Should that not say "Yes"? Wasn't it changed once already to Residential 3 - single, duplex, triplex, 4 plex homes or (I believe it was 6 townhouses (in ?2002?). Now they are asking to up that to 24?? How many times can you change a zoning on a property to fit more and more units in and squeeze more and more people into one lot?

The current zoning on the property formerly covered building on one level.... But it did NOT cover "stacked" MULTI-LEVEL UNITS. Basically that's like an apartment building, but IF it was an apartment building there would be a Superintendent responsible for enforcing the rules and the daily maintenance and tidiness of the property!

Being townhouses, they are built, sold, and the builder basically moves on to the next build! There will probably be a Management Corporation, but where will that be, and how long would it take for them to get here to deal with any issues?

ALREADY the required specifications are being proposed to be downgraded:

The front yard minimum is 7.5 meter, they want to cut that to less than half!

The interior side yard is 4 meters, they want to cut that to almost half!

AND the upper levels won't have any yards!!!

For some reason I think of a yard as a grassy area, yet most of what I see on this plan is pavement and cement.

The PLAY area is reduced from 104 square meters to ZERO!!! Think about it..... **ZERO** play space for that number of kids! Townhouses do have kids! 24 units @ 2 to 4 kids in each is 48 to 96 kids. Since the entire space around the townhouses is taken up in driveways and parking, where will kids go looking for space to play??... the sidewalk. Playing hopscotch, riding bikes, all the kid things! Since we all know that the 40 km speed limit signs and the big red STOP signs are being

totally ignored these days, kids playing on sidewalks on a main thoroughfare such as Grey County Road 9 aka Main Street Dundalk, is a recipe for disaster. Because it's a thoroughfare we constantly get told there is little to be done to slow it down,,, and kids being kids, they dart everywhere without thinking! Someone will be killed on that stretch of road with kids going to the park, the basketball courts, the Foodland, the "Treat store", the park, the playground and the municipal pool! Yet, this is the excuse they are using to justify the fact that they took away ALL the PLAY SPACE! "Oh well, the park is just across the street!" With the traffic in and out of Foodland, and the Mennonite buggies trying to navigate their way too, and the fact that coming east on Owen Sound Street, you cannot see oncoming traffic coming from the west, that corner is dangerous at the best of times! Getting across that main road is difficult even for adults! Yet the builders are encouraging kids to strike out on their own to play in the park! A mother cannot leave one toddler behind having a nap while they take the other to play in the park. What about kids in Daycare, they can't leave half of the kids at home and take the other half of them to the park! I know we're a small town and we would like to believe our kids are safe out there on their own, but we could have pedophiles are in this area too! How many times will kids be hit before someone says "this situation should never have happened!" How many fatalities will it take before people see the danger in this proposed rezoning?

I noticed also that none of these units are designated for Mobility Users! And only 1 handicapped parking space for the entire development? I thought the idea was to make it easier for the handicapped to integrate into the community.

Current zoning allows for single-family homes, duplexes, triplexes, 4plexes or smaller townhouse developments, not a stacked system of 24 townhouses! That's a BIG difference from 1 to 4 units all the way to up to 24! Remember - It is still a single lot, NOT an acreage!

If each unit is allowed 2 cars we ALL know people will stretch the limits! In reality, of those shown on the sketch, only 24 will be useable, and 24 will be blocked in by other vehicles. And what happens to the junkers people insist on leaving on their properties that don't run, just in case they decide to fix them! How can anyone possibly plow snow around all those vehicles!!

Let's do the numbers... If every unit has one couple that means 48 people, a family with 2 kids and the number rises to 96 people, a family with 4 kids means 144 people; ALL on a piece of land that was once held a single dwelling! Then there's those who decide they can't make their payments so they rent out an extra room or their couch ... that means even more people, and more vehicles!!! It'll be standing room only! Will there an occupancy limit per unit???

In the Application for Planning Amendment it asks about servicing for the land. It states it is a "municipal road"; is it not a "**county road**"? Has the County of Grey approved this proposal? From what I read there were SEVERAL concerns mentioned in the County of Grey Report - run off, traffic, emergency access, light pollution, EV charging stations, snow storage, adjacent fish habitat, nearby environmental protection lands, groundwater recharge area, etc. Everyone sees

the issues but are we all willing to look the other way in order to attain that affordable housing incentive?

Will there be an approved site plan between the proposed property owners and all of the abutting property owners to be viewed and approved and then signed before a rezoning is passed or any building permits are issued?

Will the entire area be fenced off during ALL levels of construction for safety purposes? My clients do not deserve to be affected by this!

How long will it take for the privacy fences to be put up? It will certainly be needed!

What are “site specific zone standards” that are talked about in these reports? Are these things that the public should be aware of **before** construction begins?

Does this building not have to follow the same waste/organics/recycling sorting system that the rest of us have had to diligently abide by, or is it just one big ugly stinky dump bin that anyone can throw anything into? That is not helping any town’s environmental/garbage issues! WHO is going to monitor that?! Who is going to pay pest control costs when the rats, raccoons and skunks move in? Who is going to clean up all the spillage and overflow of garbage? How would that big garbage truck even get in (around 48+ vehicles parked on a single lot) to remove the big full bins?

If it’s the current “three bin system” per household, where would you put 3 bins for 24 units??? That is at the very least 72 rolling bins, again all on a tiny space on a single lot!!! Try lining those up along the curb on pickup days!!!

Is there a Hazardous Waste plan set up? Or does everyone just pitch that into the big bin too? With 50+ vehicles “allowed” on site, should there not be a plan in place to cover paint cans, chemicals, gasoline leaks, oil spills, people doing their own oil changes at-home, etc. specifically just for this development? (After all, we are talking about more vehicles than most parking lots in Dundalk!)

Where will the Hydro be coming from for this entire building? I recently found out through costly personal experience and some hefty repair bills, that Hydro One is already pumping MORE power than the allowable limit through that transformer in front of the funeral home in order to service those “further down the line” so I do not think that they can push it any more than they are already!! Will Hydro One need to be contacted to install more transformers to service all the needs of this one townhouse unit?

I have to say that I am getting tired of paying to replace all the infrastructure that I’ve already paid for more than once, on my tax bill, to accommodate new builds that builders are not prepared to pay for!

As per Jim Ellis’ letter to Triton Engineering “The current sanitary and water service connections to property line may not be sufficient for this size of complex”. Has that been addressed yet?

No way the snow storage space will handle a good old Dundalk winter. There is not enough space to put the snow, and where will the melting runoff go? With nothing but paved area on the site, and no open land to absorb the rain and runoff it's going to run onto all the neighbouring properties! Or it's going to overflow the storm drains and flood other areas as well? If there is a problem, who is responsible for the damages and repairs?

Let's talk about EMERGENCY SITUATIONS - When you have 48 "allowed" vehicle spaces + visitors + overflow, several of which will be pickup trucks or extended vehicles, there will be no room for Emergency Vehicles to navigate if an emergency does exist. What happens then? Of those on the sketch, 24 will be useable, and 24 will be blocked in by other vehicles.

The added height of the building creates more risks during a fire due to wind and flying burning debris.

It would also involve ladder trucks onsite during any fire! AND with 24 units in that small area, it would be considered a multi dwelling fire! Is the local Fire Department equipped, trained and ready for that? In the case of a major fire, the entire neighbourhood AND our firefighters would all be at risk!

I cannot see that this idea is going to help those looking for low-income rentals! A lot of families living paycheck to paycheck would not be able to come up with down payments to buy even a townhouse! These units are being promoted as "lower cost housing" but I have seen **no** mention of price range? Even if they are "LOWER" prices, they are still usually unattainable to lower income working class people, or to seniors, OR to most first time home buyers! I see this as no benefit to the "attainable housing" mission!

Are we just ignoring the fact that there are several houses in Dundalk for sale, and several more in the building stages that will be coming onto the market? Do we really need more properties for sale when we have limited job opportunities or shopping for the people we already have?

What happens to the property values of the homes that are currently here... the homes of those of us who have been good citizens of Dundalk for years? Nobody is going to want to buy in the literal shadow of a big stacked building or with a constant stream of cars in and out that driveway onto the main street, or kids darting off the sidewalks into traffic!

What happens to the quiet residential single-family homes in the neighbourhood that we residents of the area thought we could retire in, you know, our "ideal retirement dream" homes?

So, if this rezoning is NOT going to help the Seniors, or the Handicapped, and it is NOT going to help the lower income families, and it is not going to enhance the neighbourhood, then WHO is it benefiting? Rather obvious in my mind. So why are we considering ruining the neighbourhood to accommodate it!