

From: Samantha Foster

Sent: Monday, May 16, 2022 9:01 PM

To: Clerk

Cc: Councillor Sue Cates

Subject: Wednesday Night Meeting (Church)

Council and New owners of 108 St. Clair Ave

We are writing you in regards to property at 108 St. Clair Avenue in Komoka and its application for Zoning changes.

I want to start off by saying, this is in no way personal. At the end of the day, the ones that bought this property are members of our community . That being said, we do have some very valid concerns with this property being turned into apartments. We live directly behind this property. The side yard of our property is along the back of this property.

1. With the plan showing 3 apartments, we are concerned about the noise. 3 apartments in one home, could possibly mean 3 families. We bought our house for the sole being of it being in a quieter neighbourhood. We are not talking the sounds you would hear with one house next door, as essentially it is 3 separate homes. This ups the noise level by 3. How can we be assured this will not effect us?

2. The traffic. 3 apartments, means at least 3-6 vehicles ( I say this because we do not have public transportation in town) going in and out, this worries us. We have a smaller child and so do our neighbours . Their is no lighting in that area, which worries us about visibility. Also, with the parking lot being next to our sons window. That is not only not safe, but the lights coming through, will disrupt his routine. As mentioned above, the noise of the traffic is also a concern. How can we be sure we can feel safe with the upstream of traffic? How can we be assured that the neighbourhoods safety is a priority? How can we be assured the noise level will not become an issue?

3. Privacy. We will have no privacy with 3 apartments next door. They will be able to have full view of of yard. We have a small child and we ourselves, spend most of our time outside in the yard. We bought this house for the size of the yard and not having that worry with said property, then being a church. We don't who will be living in these apartments. Right now, we feel safe with the neighbours we have. This is 3 different households, that will have access to our yard and will invade our privacy. How can we be assured that our privacy and trespassing onto our property will not be an issue?

4. Our property value. We are very concerned that having apartments next door to us, will bring down our property value. We bought our home in Komoka due to its small community. Due to the it being homes. An apartment will only bring down our property value. This neighbourhood is single family homes. When buying in this area, you are buying to live in a neighbourhood with single family homes. That keeps the property value rising. Areas with apartments, tend to have a lower property value.

5. The trees on said property, are slowly breaking limb by limb. The trees are not on our property, and we do not feel safe at the state they are in . Anytime we have a thunderstorm, we have big branches coming down. As a matter of fact. their on some barley hanging on at this time. Should one fall on our house, or god forbid on our son while he is outside, it would be heartbreaking. Can we have assurance

that this won't happen? We spoke to whom it was that previously ran the church, they stated that should we have an issue, to let them know. This has been a more recent issue, and the church sat vacant for some time (no activity) before being sold.

In the plans, it shows a deck at the back of the building. There is not a significant amount of property at the back of their property. Is said deck going to be built with enough variance to our property line? We are not ok with having a deck back right up to our property line, should that be the case. Can the deck not be built at a different area of the property? The plans we received in the mail, are not very clear, not online either.

We do not want an apartment next door to us for the many concerns you have heard above. We want to feel safe in our home. We want our son to not be worried about going and playing in his own backyard. We want to have the peace in our home that we do now. We have lived here for 8 years and very much enjoy our home and the neighbourhood we live in. We, as well as our neighbours bought in this area due to it being single family homes. We are writing to you council and to the new owners of this property to hear our concerns, to validate them and address them. Without our concerns being addressed, we cannot support the the plans and zoning changes. We are open to having a meeting with the new owners and close neighbours, for them to hear our concerns and see what can be done to have them addressed. We would like that to happen before going through with this zoning approval.

Sincerely,

Steve and Samantha Foster