

Maurice Adair  
[REDACTED] Dausett Dr  
Komoka, On NLO 1R0

[REDACTED]  
[REDACTED]  
January 30, 2023

RE: ZBA-09-2020/ OPA 50 - Dausett Drive (SMB-22-1778)

Dear Sir/Madam:

I am writing to express my opposition to the proposed housing development as detailed in ZBA-09-20/OPA-50 – Dausett Drive (SMB-22-1778).

I have previously expressed my concerns on this issue, and feel that they continue to be valid.

- Proximity of the driveway entrances for [REDACTED] Dausett and SMB-22-1778 (SMB) will increase the risk of collisions
  - Currently 44 homes are positioned on Dausett Dr., the addition of this project will add 64 more dwellings to the traffic flow, more than doubling the traffic volume.
- This increased traffic will also be detrimental to the many young families in the neighbourhood, and the often heavy foot traffic of people out for walks, including dog walkers.
- Height of SBM as proposed will have resight lines reaching into units on the westernmost side of [REDACTED] Dausett. I recognize that SBM has altered their layout, but the second story along the Kilworth Heights boundary will still be an invasion of privacy for the affected units.
- Visitor parking for SBM will be inadequate. There is NO provision for visitor parking and spillover will be into the visitor parking for [REDACTED] Dausett. SBM has only just reached the required threshold for parking, with absolutely no extra allowance.
  - Identification and/or removal of improperly parked vehicles will be problematic at best, and impossible at worst.
- It was discussed in the last meeting that Komoka already has adequate medium density housing in the area. Has this changed?
- The developer has done an excellent job in developing the commercial aspects of the property. The new medical building and the addition of the Singing Chef restaurant are excellent additions to the neighbourhood. These are the types of developments we are looking for and I would suggest the developer can continue with commercial options, and have success doing so.

With these concerns in mind, I am trusting that this application will be denied.

With thanks,

Maurice Adair