

Attachment 5 – Comments from members of the public

February 2023

- Please accept this letter as our formal opposition to the proposed zoning change from commercial to medium density residential.

Residents who live near the Home Hardware are already dealing with increases and delays in traffic on Jefferies. With this re-zoning, these same residents will experience additional traffic on Dausett, not to mention parking overflow when the 54 dwellings have get together and there is not ample space to park guest cars, which will frequently occur in condo and townhome complexes. While we found the existing commercial zoning plan barely acceptable with the Home Hardware and additional commercial spaces within our quiet community we have moved out here for, the proposed changes are not something we can support. This part of Kilworth is known for the wide lots and space between unique homes. We do not want to cheapen and reduce the value of the homes that have most likely already taken a hit with the Home Hardware being in backyards and sightlines. This appears to be a case of the developer and Municipality trying to pack way too much into the remaining space, and visually you can tell that from the rendering.

Maintaining the zoning as commercial would keep the traffic flow out of the residential area and off of Glendon/Jefferies. If residential is sought after and keeping it commercial can no longer be considered, low density single family homes would be the only acceptable option to reduce the amount of total dwellings that go in that narrow space.

- My concerns are that the proposal is for 64 units that will have only have 1 1/2 driveways for each (majority of families have two cars) which means any visitors would likely have to park elsewhere....and they won't have visitors parking there. That means Dausett will likely become congested with cars parking on the road. Also there will only be an entrance and exit using the small area between Homehardware and the condos. This is a busy area already with cars coming and going from the condos. There are numerous children on Dausett (that play on the sidewalk) and many walkers that use the sidewalk behind the Homehardware. To put 64 units (possibly 108 cars more or less) coming and going will make that small area crazy busy and dangerous. Also with all the new businesses being built off Jeffries the traffic is sure to get much busier there as well.
- Traffic is a big issue in Kilworth heights.

Dausett is a small street with a condominium complex already emptying out onto it. It creates many safety issues. Any new development should have access off Glendon in order to accommodate existing families, and the safety of the community.

If an access off of Glendon cannot be accommodated than I am opposed to having this many new homes on this plot of land.

- It seems like a lack of prior planning on the part of the purchaser of these lands should not constitute an emergency on ours the local residents. They should have

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been aware of the municipal plan and not tried to pull a fast one and instead of asking permission before the purchase, asking forgiveness later.

There are a lot of homes in this plan, without a significant amount of parking. Not sure if anyone has been in Kilworth recently, but there is not transit so anyone living there will have a car or several cars (this is Canada we live in) and if they have any visitors those individuals will have cars. Overflow will be either onto the street, filling up the commercial parking spaces, or even worse filling up the adjoining condos visitor parking.

Continuing with the parking issue, over the winter will bylaw enforcement be out ticketing people that are blocking the plow during the no overnight parking hours? I've yet to see bylaw work after hours for infractions.

I can see the area proposed as the driveway for this development. It is not significant. And it will exit right next to the already present driveway to the condos as 9 Dausett. This is guaranteed to cause accident, especially as that corner isn't an intersection but is a curve, onto which this driveway would connect to the road.