

From: [REDACTED]
To: [Mayor Aina DeViet](#); [Councillor Debbie Heffernan](#); [Councillor Wayne Shipley](#); [Middlesex Centre Planning](#); [Marion Cabral](#)
Subject: Ilderton Timberwalk Phase 5 Block 56
Date: Wednesday, February 21, 2024 7:02:42 PM

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Good Evening Mayor, Council and Planning Team,

My name is Leah Bacon and I live at [REDACTED] Arrowwood Path in the Timberwalk subdivision.

My neighbour, Bill Masse, spoke briefly on behalf of a number of residents who are gravely concerned about the conceptual plans proposed by Sifton for your approval.

While I understand this development will be moving ahead, there is little to no consideration as to the impact for existing residents and the neighbourhood as a whole. The increased density that is being sought – 30UPH to 37UPH – we are vehemently against. How can an increase of **25% more units than is currently permitted be deemed a minor variance?**

Additionally, the request for “minor” variances as it relates to side and rear setbacks have **major** consequences to neighbouring properties – namely those on the south side of Arrowwood Path and West side of Timberwalk Trail. It is unacceptable to me that our properties *could* have a two-storey building within 10 feet of our property lines in addition to the sea of buildings that will become the new landscape.

There will be no privacy. Our property values will undoubtedly decrease. Traffic, noise and light pollution will all increase negatively impacting the surrounding existing homes.

While the motion was deferred to March 20th and a revised plan will be presented, it was disheartening to hear from the Sifton Representative that she *“has been working with Planning and they are close”* when no input was ever sought from existing homeowners - your taxpayers.

I would ask that you reconsider this application and the adjustments required in order for it to be considered for approval, including:

- Maximum 30UPH
- Increase the setback for **all** units abutting existing homes – in particular the buildings to the south of Arrowwood Path – to align with the setback of a single family dwelling
- Revisit traffic flow to eliminate roadways dead-ending directly at our homes
- Adding greenspace within the development
- Additional parking
- Developer to provide privacy landscaping and fencing to provide relief to neighbouring properties

Directive for the side elevation of the buildings to eliminate windows and lighting

I will be attending the next Council Meeting on March 20th but welcome your comments and feedback prior to.

Thank you,

Leah Bacon

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