

Good afternoon,

I hope this email finds you well. I am writing to strongly oppose the application for a zoning by-law amendment at 108 Caverhill Cres, Komoka. As a deeply concerned resident of Caverhill, I believe this proposed development poses significant risks and issues that need to be addressed.

Safety Concerns: The primary concern is the safety of our community. The proposed development would result in excessive building heights that are out of place in our neighborhood, potentially increasing the risk of accidents and hindering emergency services' access during critical times. Additionally, the lack of sidewalks poses a serious hazard to pedestrians, especially children and the elderly.

Lack of Community Engagement: It is alarming that the developer failed to engage with the community on this proposal. There has been no meaningful consultation, leaving residents uninformed and sidelined in a decision that directly affects us. Our voices need to be heard, and our concerns must be addressed.

Contradiction to County Policies: The proposed development contradicts the county's official policy, which aims to promote sustainable and balanced growth. The current plans do not align with these principles and undermine the efforts to maintain our community's character and integrity.

Insufficient Infrastructure Provisions: There are no proper provisions for garbage collection in the proposed plan, which could lead to sanitation issues and negatively impact public health. Furthermore, the development does not account for safe access for residential vehicles and emergency services, nor does it address snow removal effectively, creating potential hazards during adverse weather conditions.

Lack of Amenities: The proposal fails to include sufficient outdoor amenities for residents. Our community deserves spaces that encourage outdoor activities and social interaction, which are essential for our well-being.

Unsuitability of Location for Medium-Density Housing: The location is unsuitable for medium-density housing needs. The area lacks the necessary infrastructure and amenities to support such development, leading to a potential decline in the quality of life for current and future residents.

In conclusion, I urge the Council to reject this application for a zoning by-law amendment. It is imperative that any development prioritizes the safety, well-being, and preferences of current residents, aligns with official policies, and enhances our community rather than detracts from it.

Thank you for considering my concerns. I hope that you will take the necessary steps to protect our community.

Sincerely,

Paul Locking, 