
Opposition to Proposed Zoning By-law Amendment Application for 108 Caverhill Crescent.

From Ante Baresic <[REDACTED]>

Date Tue 2025-01-14 11:00 PM

To Clerk <Clerk@middlesexcentre.ca>

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Dear Planning Committee and Municipal Council members,

I am writing to express my strong opposition to the proposed zoning by-law amendment application for 108 Caverhill Crescent in Komoka. After careful review of the proposal, I have identified several significant concerns that make this development unsuitable for our community.

Public Safety and Infrastructure Concerns:

The proposal presents numerous safety hazards that have not been adequately addressed. There are no provisions for sidewalks, which would put pedestrians at serious risk, especially children and elderly residents. The plan lacks safe access points for residential vehicles, and the current design would severely impede emergency service access. Furthermore, no comprehensive snow removal strategy has been presented, which is crucial for our climate.

Violation of Official County Policy:

The proposed development directly contradicts several key provisions in our County's Official Plan, particularly regarding building height restrictions and density requirements. The excessive building height would create an inappropriate precedent and fundamentally alter the character of our neighborhood.

Inadequate Community Engagement:

The developer has failed to meaningfully engage with the community throughout this process. No substantial community consultation has taken place, and legitimate concerns raised by residents have been consistently overlooked. This lack of dialogue demonstrates a concerning disregard for community input.

Infrastructure and Services Deficiencies:

The proposal lacks basic infrastructure considerations:
No proper garbage collection provisions have been detailed
Insufficient outdoor amenities for residents
Inadequate parking facilities
No clear stormwater management plan
Unsuitable Location:

While our community supports appropriate development, this location is unsuitable for medium-density housing. The area lacks the necessary infrastructure and services to support such density. The proposed development would place undue strain on existing resources and significantly impact the quality of life for current residents.

There are more than enough open spaces in Komoka which would be more suitable for this kind of development. Furthermore the areas that have been developed in komoka for similar townhome projects, the homes are either unable to sell or the building lots are lying vacant with them not being built on.

Given these substantial concerns, I strongly urge the Planning Committee and Municipal Council members to reject this zoning by-law amendment application. The proposal, in its current form, poses significant risks to public safety, contradicts established planning policies, and fails to meet basic community needs. I request that this letter be included in the public record and that I be notified of any future meetings or decisions regarding this application.
Sincerely, Ante Baresic

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Sent from my iPhone