
ZONING BY-LAW AMENDMENT (ZBA-12-2024)

From Julie Johnston <[REDACTED]>

Date Sat 2025-01-18 4:32 PM

To Clerk <Clerk@middlesexcentre.ca>

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Good afternoon,

First, thank you for taking the time to read and consider my concerns. I live at [REDACTED] so my property [REDACTED] [REDACTED] 108 Caverhill Cres and therefore my family and I are directly affected by the proposed change.

I would like to say that I strongly oppose this application, my first reason being is for privacy. These townhomes will look directly into our property as being so close to our property they will highly infringe upon our privacy. There will be multiple units that will now be looking into our backyard and rob us of the right to enjoy the outside without having multiple family dwellings looking into our yard.

The second reason we are in opposition of this application is we have major concerns with the access to all units. The application states that there is not enough room for garbage removal services to come to all units individually, and that some of the garbage/recycling bins will have to be put out once a week where it is accessible. I have real concerns as to the smell this is going to create, as well as that the bins will be kept outside all the time, and therefore not only will we see these on a daily basis, but, we will be smelling them as well. My son is highly sensitive to smells, and will not be able to go outside and enjoy our backyard.

As there is not enough room for a garbage truck, the question should be asked is there enough room for emergency services? A fire truck is a lot larger than a garbage truck so how are they going to be able to access those properties in case of an emergency?

Thirdly, and most importantly is our concern with the grading of our property. We have been here for 14 years and from the beginning we have had issues with flooding down the sides of our property, into the basement, as well as into our shed. We are very troubled, that with all these townhomes and grading changes that this flooding will be worse and cause more damage than it has in the past. We have had to take several steps from adding more soil, use rocks, and build the ground up higher at the back of our house and the shed to ensure that our basement and shed does not flood.

Fourth we have concerns with our current sewers and their drainage. Very frequent with rainfall our street sewers back up and there are huge puddles that flood the street and take a long time to drain. With ten more units being plugged into the system this is only going to exasperate the issue and cause more flooding.

Fifth, we are also worried about car pollution and the effect it may have on our health. With our backyard right beside the roadway and driveways we are not only going to hear but be inhaling the exhaust fumes while sitting in our yard. An average family in this neighbourhood has two cars, with the proposed 10 units that's 20 cars plus any visitors. Quite often there are cars idling in the driveways which, due to the close proximity of our property this will effect us. The other issue with all these cars is parking. There is not enough parking for all the cars for the proposed units, let alone any visitors. They will be parking along the street which is concern for safety.

I truly hope that these objections will be considered, and how the proposed townhome complex will negativialy impact all those surrounding it. If the municipality was not willing to grant that the easement on this property be moved so a single house could be built on it, how can the municipality even consider re-zoning the property?

Sincerely,

Julie Noad