

CHRISTOPHER DELL MBA, B.Com, Dip. Datamet., CGMA, CRM, PMP

9861 Glendon Dr.
Komoka, ON, N0L 1R0

Email: [REDACTED]

18th October 2021

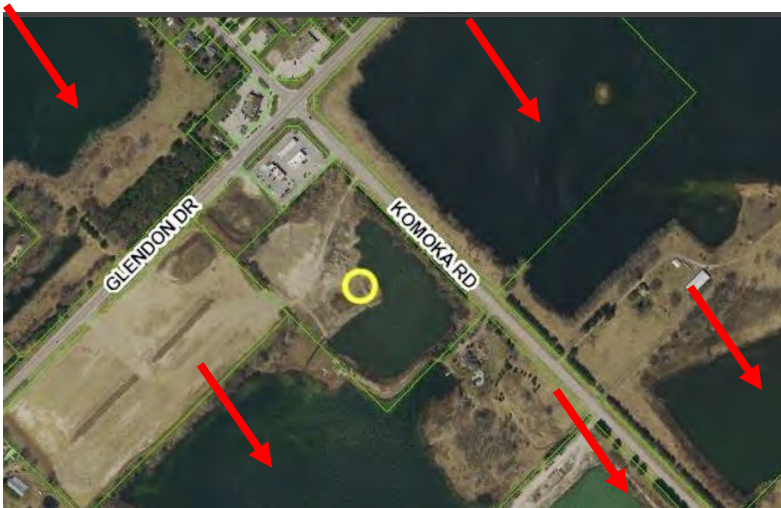
Re: Proposed Zone changes to 22447 Komoka Road

Dear Mayor and Members of Council,

Subject: Petition regarding the re-zoning of 22447 Komoka Road

The complex of condos (Bella Lago) Phase 1 at 9861 Glendon Drive wishes to express their opposition to the re-zoning of the proposed 2 x 5 Storey buildings on 22447 Komoka Road. Please find attached a petition containing 32 signatures. Should you require the original signatures, I would be happy to drop them off at your offices.

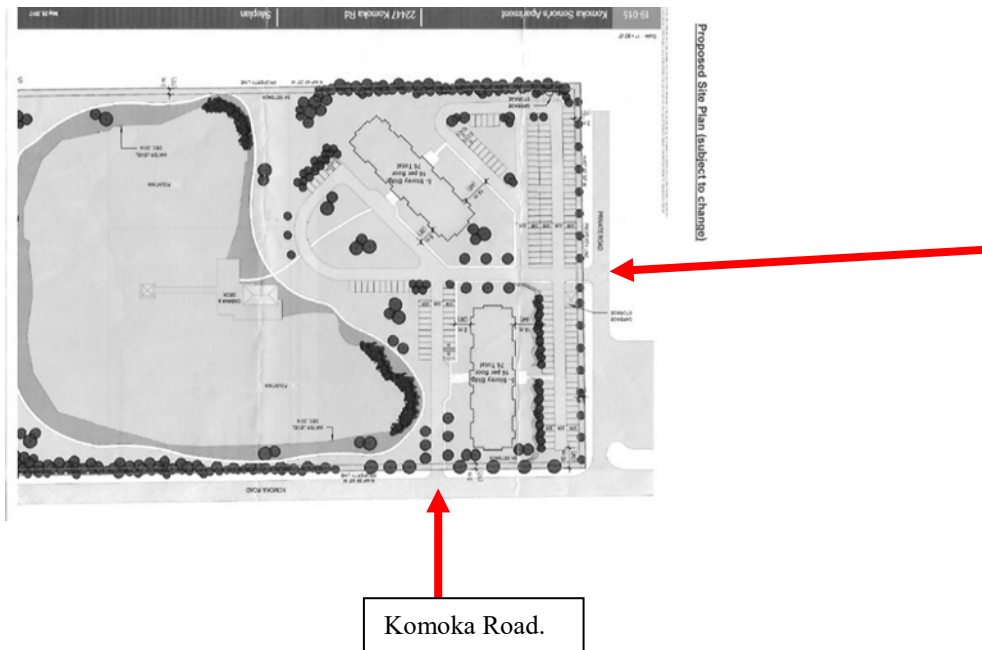
We would like to outline our concerns about the use of this location (i.e. a converted gravel pit). Should this proposal be approved, this would set precedence to the other owners with gravel pits to drain them and convert them into commercial or residential land (see photo below). This will impact on the water table levels and stability, resulting in a serious environmental issue for Komoka and the Thames River.



The location of 9861 Glendon Drive, per the application, with the houses and condos are indicated with arrows. However, phase 2 condos' are not identified on the diagram and are currently fully occupied with 36 units. Further, the condo owners in phase 2 did not receive a notice advising them of this re-zoning proposal. Please can this be addressed?



In addition, the 'Proposed Site Plan' is incorrectly showing a second access road behind Little Beaver. This means that there is only one access to this proposed site for Emergency vehicles, which increases the risks in the event of a fire or evacuation (i.e. from Komoka Road)



Further, the current infra structure in our area does not support apartments, namely;

1. Walking and cycle paths to the YMCA Centre and Foodland
2. Walking and cycle paths along Komoka Road to the Thames river
3. Municipal capacity limitation to cope with over 180 cubic meters per day of waste water (per LDS report dd. 16 July 2019)
4. Our fire departments' currently do not have aerial ladder to evacuate people from buildings higher than 35 feet. A 5-storey building is 66 feet!
5. With this proposed development, what is happening to the storm water, which currently flows through this property?
6. The incremental increase in traffic will further add to the already heavy traffic going through the Glendon Drive and Komoka Road intersection. This raises even greater safety issues for the local residents crossing the intersection.

This property is zoned for parks and recreation. Should we not be using this strategically located land for that purpose? There is no public park area in this area where a families, teenagers and even elderly residents can play, picnic or even exercise in the open air. Other villages within the Middlesex County have public parks but in Komoka we do not really have a park, especially near our intersection.

I thank you for your time and hope this petition will give an indication of the resident's, within the immediate area, concerns and opposition to this proposal.

Sincerely,

Chris Dell





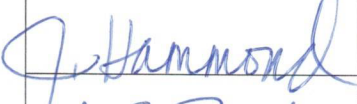
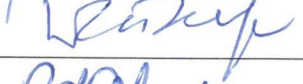
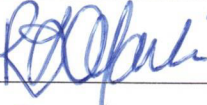
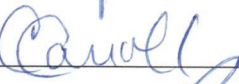




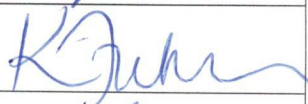


On behalf of the owners of Phase 1 Bella Laga at 9861 Glendon Drive, Komoka.

Attachment file: Petition signatures

PETITION

Proposed zone and land use changes to 22447 Komoka Road for the building of 2 x 5 storey buildings







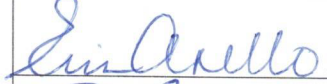





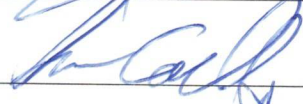

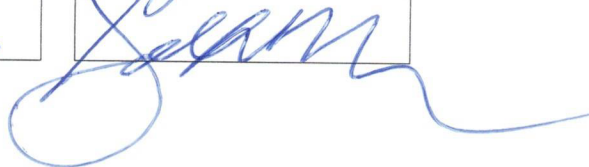
This petition is to record our opposition to the application to change the Official Plan Amendment for the land use from Parks and Recreation to Medium Density Residential as well as the amendment to the zoning from Restricted Agricultural (A2) to Urban Residential Third Density (UR3).

Name	Physical Address	Owner Yes/No	Signature
CHRIS & SHARON DELL		YES	
Dave & Marilyn Warner		yes	
Holly Suriano		yes	
Magda Wolski		yes	
Dave & Joanne Hammond		yes	
LEA RATSEP		yes	
Richelle Clark		yes	
Carolyn Carroll		yes	
Ron & Penny 'Code'		YES	
Brooke + Kris		YES	
Paul Milner + Lindsay Parker- Milner		yes	
CASE & DIANE HUTSMAN		yes	
Kristi Fuhrman		yes	
SAM & PAT SINGIER		yes	
WE SMITZ		yes	

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Name	Physical Address	Owner Yes/No	Signature
Jim Perkins		Yes	
GRZYNA SZYWAZA		YES	
Maegan Stephens		Yes	
Whitney Neillpark		Yes	
Bruno Caminha		Yes	
LISA TONE		Yes	
Erin Anello		yes	
David Easter		Yes	
Diana Dzica		Yes	
Kardolina Topitsin		Yes	
Carlos Topitsin		Yes	
Cesar Mansour		Yes	
Shawn Carroll		Yes	
Marg Jowett		NO	
Elizabeth Hall		YES	

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Name	Physical Address	Owner Yes/No	Signature
Amanda Switzer	[REDACTED]	✓	Amanda Switzer
KEVIN KLIZA Rebecca Kliza		✓	Kevin Kliza + Rebecca Kliza
P			